

# National Naval Medical Center Master Plan Update 2008

Appendix - Existing Building Assessments

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Bethesda, Maryland

8 AUGUST 2008



NAVAL FACILITIES ENGINEERING COMMAND  
WASHINGTON

A/E Contract #: N62467-01-D-0328

Rogers, Lovelock & Fritz, Inc.

Sherlock, Smith & Adams, Inc.



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## **INTRODUCTION**

The Existing Building Assessments of the NNMC campus were compiled early in 2006 and are current as of that period. Structures were evaluated on a number of elements including site, general building conditions, architectural, mechanical, electrical, and plumbing systems and sub-systems. The NNMC Master Plan recognizes that the conditions of the existing structures may have changed since the original assessment date. Verification of these conditions is recommended.



## Building 11 – Administration



### ***Key to General Conditions Assessment***

- General Condition    A – Excellent; B – Good; C – Fair; D – Poor; E – Unacceptable  
                                  N/A – Not Applicable

### ***Building Site***

#### *Location / Proximity*

*General Condition B*

- Building 11 is located on the north side of the NNMC campus north of the staff parking garage between the B.E.Q. (Building 60) and the Naval Medical Information Center (Building 27).

#### *Topography / Drainage*

*General Condition B*

- Building 11 is located on top of a low knoll. The site is sloping away from the building in all directions with the steepest slopes occurring on the north and south side of the building.
- The direction of the stormwater surface drainage matches the site slopes and is mostly to the north and the south with a slight slope to the west.
- The site has a number of mature trees immediately adjacent to the building as well as in close proximity to the building.
- The most heavily wooded portion of the site is the south side along Palmer Road North.

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- Large planting, approximately 10' high and 8' in diameter, is spread around the building with the west side being the most heavily landscaped.

*Building Access*

*General Condition B*

- Vehicular access to Building 11 occurs on the west side of the building via a perimeter entrance drive to the adjacent surface parking lot and on the east side of the building via a service road.
- Pedestrian access to Building 11 is available on all sides of the building via stairs with the main entrance located on the west side.
- Pedestrian access is also available at the basement level via an underground tunnel that connects Building 11 to the main hospital.
- No wheelchair bound handicap access to the building is available.
- Service access to the building is via a small paved parking lot located on the east side of the building and accessed from a service drive around the east side of Building 27.

*Parking*

*General Condition D*

- Surface parking is located primarily on the west side of Building 11.
- The number of parking spaces is inadequate for the size of the facility with overflow parking in the staff parking garage located immediately to the south of Building 11.
- Handicap parking is not available and the site is not handicap accessible.

**General Building Information**

*Current Building Function*

- Administrative offices and record storage.
- Currently partially vacant. NNMC records indicate there is approximately 28,000 s.f. of inadequate condition space as defined by Government standards.

*General Building Configuration and Description*

- Irregular shaped building with 72,946 s.f. organized into an E shape with double-loaded corridor system having offices, on either side of corridors.
- Original building had symmetrical layout but later the shape was revised by the addition of the two story concrete structure added at the south end of the building.
- Overall height of 33' having two stories and basement.
- Poured in place concrete foundation with post and beam steel structure supporting wood framing or cast in place concrete post and beam structure enclosed with embedded aggregate precast panels having rectangular shaped aluminum double hung punched windows.
- Roof system consists of granulated ballasted hot mopped modified bituminous roofing system over rigid insulation.

*Year Built*

- According to NNMC records, 1941.
- Although NNMC records do not indicate it, there appears to have been an addition to the original building. Physical review noted a building expansion joint



at approximately 1/4 the length of the building where the structure transitioned from steel frame to concrete frame. The change in the structural system and the expansion joint indicate the limits of the addition to the original building.

*Last Renovated*

- 2002

***Architectural***

*Historical Significance*

- The building is of the same historical period as the main hospital. Similar materials were used; however, the exterior windows have been replaced with aluminum double hung windows. It is located in the NNMC Historic district and is a contributing historic structure as identified in the 2002 Integrated Cultural Resource Management Plan (ICRMP).

*Structural Frame*

*General Condition D*

- Overall, structural system is post and beam with a mixture of wood and concrete structural systems.
- Basement is constructed of poured in place concrete walls. Exterior and interior columns are mostly steel however approximately 1/4 of the basement is constructed with interior concrete columns.
- First floor structural system is a combination of steel post and beam structure in filled with wood joist underneath wood floor sheathing or poured in place concrete beam and pan system supported by poured in place concrete columns. The concrete structure makes up approximately 1/4 of the overall structure of the building.
- Similar to the first floor, the second floor and roof structural system is a combination of steel post and beam structure in filled with wood joist underneath wood floor sheathing or poured in place concrete beam and pan system supported by poured in place concrete columns. The concrete structure makes up approximately 1/4 of the overall structure of the building.

*Interior Partitions / Finishes*

*General Condition D*

- Basement area is organized around a double loaded corridor with offices on each side. Only approximately 20% of the basement is currently occupied. In addition, there are open unoccupied spaces with mechanical support services mixed in between the offices. Interior partitions consist of 12"x 12" clay tile around vertical shafts such as stairs and elevators. New partitions installed during renovations consist of metal studs and gypsum board or painted CMU.
- First floor and second floor partitions are organized similar to the basement into a bisecting corridor system with offices or support services on each side of the corridor. Corridor and office partitions are constructed of plaster on wood studs. Similar to the basement the vertical shafts are constructed of clay tile.

*Asbestos*

*General Condition C*

- Asbestos present in building.
- 2002 report on file.
- Asbestos abatement currently in progress in the basement.

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**ADA**

*General Condition E*

- First and second floor gang toilets do not comply with ADA standards.
- Passenger elevator sufficient size for handicap use.

**Life Safety**

*General Condition C*

- Construction Type
  - Type V(B)
- Occupancy Classification
  - Occupancy - Business
- Means of Egress
  - Egress from the building occurs at many different points around the building via exterior stairs. Most of the stairs, except for one, are constructed of non-combustible material and have closed risers.
  - Almost all of the exterior stair exits are too close to unprotected openings adjacent to the stairs.
  - Three of the stair enclosures unoccupied spaces opening into the stair enclosure.
  - All stairs exit into a corridor system within the building and do not exit directly to the outside.
  - The height of basement corridor suspended ceilings is below allowable headroom heights.

**Vertical Transport**

*General Condition B*

- One passenger elevator located adjacent to the main entry lobby serves the basement through the second floor.
- Four rated interior stair enclosures connect the basement through the second floor.

**Fire Protection**

**Site**

- Backflow Preventer
  - Unknown

*General Condition N/A*

**Building**

- Sprinklers *General Condition C*
  - Fully sprinklered but suspected not to meet current criteria.
- Fire Pump *General Condition E*
  - Diesel fire pump in basement but reported to be non-operational.
- Fire Alarm *General Condition A*

**Mechanical / Plumbing**

**Site**

- Backflow Preventer
  - Located in lower level mechanical room.
- Central Chilled Water

*General Condition B*

*General Condition B*

- Connected to the base central system.
- Central Steam *General Condition B*
  - Connected to the base central system.

***Building***

- Domestic Water/Waste *General Condition D*
  - All plumbing systems appear to be in poor condition.
- Plumbing Fixtures *General Condition D*
  - All fixtures appear to be in poor condition.
- Roof Drains *General Condition C*
  - No apparent deficiencies noted or reported but *general condition* appeared to be fair to poor.
- Medical Gas *General Condition A*
  - Not Applicable
- Natural Gas *General Condition A*
  - Not Applicable
- Heating Systems *General Condition D*
  - Central station AHU's with hot water heating coils.
- Cooling Systems *General Condition D*
  - Central station AHU's with chilled water cooling coils.
- Fire Pump *General Condition E*
  - Diesel fire pump in basement but reported to be non-operational.
- Standpipe *General Condition C*
  - In stairwells.

***Electrical***

***Site***

- Site Lighting *General Condition B*
- Transformer *General Condition B*

***Building***

- Normal Power *General Condition C*
  - Part of the building was renovated for the computer room. This power system is in good condition. The other power equipment is old - 1960s - and in poor condition.
- Emergency Power *General Condition A*
- Lighting *General Condition B*
  - Most of the building has good lighting but part of the building has older light fixtures which are in fair condition.
- Lightning Protection
- Fire Alarm *General Condition D*
  - The facility has an old FCI fire alarm system that is in need of replacement.

**Communication**

- Voice *General Condition B*
  - The facility is served by 300 pair copper.
- Data *General Condition A*
  - The facility has a new computer room containing new runs of optical fiber.
- Public Address *General Condition N/A*
- Nurse Call *General Condition N/A*
- Television *General Condition N/A*
- Security *General Condition N/A*

**Building 11 Overall Building Condition** *General Condition D*

**Exterior C (Fair)** – The exterior of Building 11 is in fair condition as above grade precast panels are not showing signs of significant deterioration however below grade, the basement walls are in poor condition as indicated by the moisture infiltration resulting in peeling paint on the interior of the exterior walls.

**Interior D (Poor)** – The interior of Building 11 is in a variety of different conditions from fair to poor. In the vacant areas, the condition is poor as no renovation has occurred in these areas for some time. Remainder of the areas is fair but the finishes are worn from the building function use.

## Building 13 – Receiving / Storage



### ***Key to General Conditions Assessment***

- General Condition A – Excellent; B – Good; C – Fair; D – Poor; E – Unacceptable  
N/A – Not Applicable

### ***Building Site***

#### *Location / Proximity*

*General Condition A*

- Building 13 is located in the center of the NNMC campus bounded by the Firehouse to the north, Utility Plant to the east, Facilities Management to the south and the Staff Parking Garage to the west.

#### *Topography / Drainage*

*General Condition B*

- Building 13 is located on site that slopes down in the direction of the ravine from west to the east.
- The direction of the stormwater surface drainage matches the site slopes and is mostly in an east/ west direction except at the road along the west side of the building where it slopes slightly toward the south.
- The site has a few mature trees located immediately adjacent to the south side of the building.
- Remainder of landscaping includes sod on the north and south side of Building 13.

#### *Building Access*

*General Condition C*

- Vehicular access to Building 13 is available on all sides but occurs primarily from the west side along a primary arterial north/ south road.
- Pedestrian access to Building 13 is available on all sides of the building either via stairs at the west entrance along the loading dock or on grade via the man doors located on the east side of the building.
- Although not required because the public does not access the building, wheelchair bound handicap access is available on the east side at the basement level.

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- Loading docks are located on the east and west side of the building.
- Service access to the building is via a small paved parking lot located on the east side of the building.

*Parking*

*General Condition D*

- Surface parking is located primarily on the east side of Building 13.
- The number of parking spaces is adequate as the public does not have access to the building.
- Handicap parking is not available and the site is not handicap accessible.

**General Building Information**

*Current Building Function*

- Warehouse storage/shops

*General Building Configuration and Description*

- Rectangular shaped building with 18,144 s.f overall, having only 9,072 s.f. of adequate space as defined by Government standards.
- Overall height of 30' having 1 story & basement
- Steel structure with unprotected concrete deck enclosed with embedded aggregate precast panels having rectangular steel casement windows.
- Roof system consists of an installed granulated ballasted hot mopped modified bituminous roofing system.

*Year Built*

- According to NNMC records, 1941

*Last Renovated*

- 1997

**Architectural**

*Historical Significance*

- General character of the building design is of the same historical period as the main hospital. It is located in the NNMC Historic district and is a contributing historic structure as identified in the 2002 Integrated Cultural Resource Management Plan (ICRMP).
- Building 13 was originally designed as a laundry facility with the original ambulance garage in the basement.

*Structural Frame*

*General Condition C*

- Overall structural system is post and beam system of steel and concrete.
- Basement, first floor and roof are constructed of steel frame with concrete floor/roof structure.

*Interior Partitions / Finishes*

*General Condition C*

- Basement area is open plan for storage.

- First floor partitions are plaster and wire lath over metal studs, glazed CMU and infill CMU.

*Asbestos*

*General Condition C*

- Asbestos present in building.
- 1988 report on file.

*ADA*

*General Condition D*

- Toilets do not comply with ADA standards.

*Life Safety*

*General Condition B*

*Construction Type*

- Type II(B)
- Occupancy Classification
  - Occupancy - Storage
- Means of Egress
  - Egress from the building occurs at two sides of the building, the west via stairs on a loading dock and east via on grade man doors.

*Vertical Transport*

*General Condition E*

- There is no vertical transportation between the basement and the first floor.

**Fire Protection**

*Site*

- Backflow Preventer
  - Unknown

*Building*

- Sprinklers *General Condition B*
  - Building is partially sprinklered.
- Fire Pump *General Condition N/A*
  - Not Applicable
- Fire Alarm *General Condition A*

**Mechanical/ Plumbing**

*Site*

- Backflow Preventer *General Condition N/A*
  - Unknown
- Central Chilled Water *General Condition N/A*
  - The building is not on the base central plant.
- Central Steam *General Condition B*
  - The building is on the base central plant.

*Building*

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- Domestic Water/ Waste *General Condition B*
  - No deficiencies noted or reported.
- Plumbing Fixtures *General Condition B*
  - No deficiencies noted or reported
  - This is “List2” (ctrl-alt-7)
- Roof Drains *General Condition B*
  - No deficiencies noted or reported
- Medical Gas *General Condition N/A*
  - Not Applicable
- Natural Gas *General Condition N/A*
  - Not Applicable
- Heating Systems *General Condition B*
  - Steam unit heaters and radiant heaters.
- Cooling Systems *General Condition B*
  - Ventilation only on upper floor, DX cooling on lower floor.
- Fire Pump *General Condition A*
  - Not Applicable
- Standpipe *General Condition A*
  - None

**Electrical**

**Site**

- Site Lighting *General Condition B*
- Transformer *General Condition B*

**Building**

- Normal Power *General Condition D*
  - Upstairs warehouse has 1950s panels in poor condition. Downstairs shops areas panel are in fair condition.
- Emergency Power
- Lighting *General Condition B*
- Lightning Protection
- Fire Alarm *General Condition B*
  - The facility has a Grinnell Autocall fire alarm system.

**Communication**

- Voice *General Condition B*
  - The facility is served by 150 pair copper.
- Data *General Condition B*
  - The optical fiber to the facility appears to be in good condition.
- Public Address *General Condition N/A*
- Nurse Call *General Condition N/A*



- Television
- Security

*General Condition N/A*

*General Condition N/A*

***Building 13 Overall Building Condition***

*General Condition C*

**Exterior B (Good)** – Similar to other campus buildings of the same age, the exterior condition of Building 13 is in good condition except for some minor cracking in the precast panels. From adjacent structures the roof system visually appears to be fairly new.

**Interior C (Fair)** – The interior condition of Building 13 is, overall, in fair condition due to the abuse of the building function. Some cracking in the concrete floors was noted. The finishes appeared to not have been updated since the last building renovation.



## Building 15 – Shops



### **Key to General Conditions Assessment**

- General Condition A – Excellent; B – Good; C – Fair; D – Poor; E – Unacceptable  
N/A – Not Applicable

### **Building Site**

#### *Location / Proximity*

*General Condition A*

- Building 15 site is located near the middle of the NNMC campus directly south of the Utility Plant between Building 14 and Building 143.

#### *Topography / Drainage*

*General Condition B*

- Building 15 site is highest near the northwest corner of the building and the stair to the building entrance. The site is relatively flat in front of the west side loading dock and beyond slopes south toward the ravine. Grade on the north side slopes to the east along a retaining wall until it reaches the drive between Building 15 and Building 143 where it continues down along the east side of the building in the direction of the ravine.
- The direction of the stormwater surface drainage matches the site slopes and is mostly in a north/ south direction.
- The site around Building 15 is completely paved therefore there is very minimal landscaping except for two trees and some sod near the north side of the building.

*Building Access*

*General Condition C*

- Vehicular access to Building 15 is primarily from the north and west via secondary arterial roadways.
- Pedestrian access to Building 15 is available on all sides of the building but primarily occurs on the west side via stairs to the loading dock platform located at the main entrance.
- Wheelchair bound handicap access is available only on the basement level.

*Parking*

*General Condition B*

- Surface parking is located primarily on the west side of Building 15.
- The number of parking spaces is not adequate but is supplemented by a staff parking garage located approximately 2 blocks northwest of Building 15.
- Handicap parking is not available for Building 15.

**General Building Information**

*Current Building Function*

- Industrial- Shops

*General Building Configuration and Description*

- Rectangular shaped building having 10,752 s.f.
- Overall height of 25', 1 story & basement
- Concrete structure enclosed with embedded aggregate precast panels and steel frame fixed glass and awning windows
- Roof system consists of granulated ballasted hot mopped modified bituminous roof system

*Year Built*

- According to NNMC records, 1944

*Last Renovated*

- 1987

**Architectural**

*Historical Significance*

- Building 15 was constructed within three years of the construction of the main hospital and has a similar appearance in shape and materials to other maintenance buildings constructed within the same area. It is located in the NNMC Historic district and is a contributing historic structure as identified in the 2002 Integrated Cultural Resource Management Plan (ICRMP).

*Structural Frame*

*General Condition A*

- Basement - Poured in place concrete walls with concrete floor system.
- First Floor - Concrete structure.

*Interior Partitions / Finishes*

*General Condition B*

- Building 15 is organized on the basement level and first level into a bisecting corridor connecting to various sized shops, gang toilets or lounge area. Interior partitions are CMU, 12" x12" tile, and metal studs with gypsum board in renovated areas.

*Asbestos*

*General Condition C*

- Asbestos present in the building.
- 1987 report on file.

*ADA*

*General Condition E*

- Gang toilets do not comply with ADA requirements.

*Life Safety*

*General Condition A*

- Construction Type
  - Type I(B)
- Occupancy Classification
  - Occupancy - Industrial
- Means of Egress
  - Egress from the building occurs at the basement level via man doors on the east side of the building and at the first floor level via man doors located on the north side and west side along the loading dock.
  - Water heater not serving the stair is located in the stairwell area.

*Vertical Transport*

*General Condition E*

- No Elevator.
- Interior stair from basement to first floor.

**Fire Protection**

*Site*

- Backflow Preventer
  - Unknown

*Building*

- Sprinklers *General Condition A*
  - Building is sprinklered
- Fire Pump *General Condition A*
  - Not Applicable
- Fire Alarm *General Condition A*

**Mechanical / Plumbing**

*Site*

- Backflow Preventer *General Condition N/A*
  - Unknown
- Central Chilled Water *General Condition B*

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- Building is connected to the base central plant
- Central Steam *General Condition B*
  - Building is connected to the base central plant

**Building**

- Domestic Water/Waste *General Condition B*
  - No deficiencies were observed but could be pending due to the age of the facility.
- Plumbing Fixtures *General Condition C*
  - Fixtures are old and in need of replacement.
- Roof Drains *General Condition B*
  - No deficiencies were observed or reported.
- Medical Gas *General Condition N/A*
  - Not Applicable
- Natural Gas *General Condition N/A*
  - Not Applicable
- Heating Systems *General Condition C*
  - Steam unit heaters.
- Cooling Systems *General Condition B*
  - Combination of fan coil units and central air handling units.
- Fire Pump *General Condition N/A*
  - Not applicable
- Standpipe *General Condition N/A*
  - Unknown

**Electrical**

**Site**

- Site Lighting *General Condition B*
- Transformer *General Condition B*

**Building**

- Normal Power *General Condition B*
  - New main panel.
- Emergency Power
- Lighting *General Condition B*
- Lightning Protection
- Fire Alarm *General Condition C*
  - The facility has an old Gamewell Zans 200 fire alarm system.

**Communication**

- Voice *General Condition B*
  - The facility is served by 50 pair copper.
- Data *General Condition N/A*

- |                  |                              |
|------------------|------------------------------|
| • Public Address | <i>General Condition N/A</i> |
| • Nurse Call     | <i>General Condition N/A</i> |
| • Television     | <i>General Condition N/A</i> |
| • Security       | <i>General Condition N/A</i> |

***Building 15 Overall Building Condition***

*General Condition C*

**Exterior B (Good)** – Similar to other buildings constructed on NNMC campus within the same time frame, the condition of the exterior of Building 15 is in good condition with no visible deterioration of the precast panels and only slight deterioration of the existing steel framed and glass awning windows. Review of the roof system from adjacent structures revealed the roof was not new but may have been new within the last 10 years.

**Interior C (Fair)** – Similar to other facility maintenance buildings clustered around the Utility Plant, Building 15, has not received recent renovations, therefore, it is in fair condition. Many of the existing materials are durable and have held up well.





## Building 16 – Utility Plant



### **Key to General Conditions Assessment**

- General Condition A – Excellent; B – Good; C – Fair; D – Poor; E – Unacceptable  
N/A – Not Applicable

### **Building Site**

#### *Location / Proximity*

*General Condition A*

- Building 16 is located on an east west axis with center of NNMC Bethesda at the center of a group of maintenance buildings consisting of Building 155 (Vehicle Maintenance) to the north, Building 13 (Receiving/Storage) and Building 14 (Facilities Management) to the west, Building 15 (Shops) and Building 143 (Warehouse) to the south and Building 252 (Cooling Towers) to the east.

#### *Topography / Drainage*

*General Condition B*

- In relation to adjacent buildings, Building 16 first floor is approximately one level below the first floor of Building 13 and Building 14 at a similar floor elevation as the basement level of those buildings. The grades around the building are highest at the north side of the building and slope down in the direction of the ravine. Grades on the west side are relatively flat and follow the adjacent building basement level elevations as oppose to the east side which has a rollercoaster appearance raising back up at the south end of the building to an

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intermediate elevation midway between the basement level and first floor level of Building 15.

- The direction of the stormwater surface drainage matches the site slopes and is mostly in a north/ south direction.
- The adjacent roads around Building 16 are relatively close to the building therefore not much space for landscaping. Where the building shape offsets there is a minor amount of landscaping consisting of sod and approximately one half dozen trees.

*Building Access*

*General Condition D*

- Building 16 is surrounded on all sides with secondary arterial roads. Vehicular access occurs from the south or east.
- Pedestrian access to Building 16 is available only on the east and west sides of the building.
- Wheelchair bound handicap access is not available to Building 16.

*Parking*

*General Condition N/A*

- No surface parking is specifically designated for the Utility Plant.
- Parking is available to the north and east of the Utility Plant and also in the staff parking garage approximately 2 blocks away.
- Handicap parking is not available.

**General Building Information**

*Current Building Function*

- Industrial

*General Building Configuration and Description*

- Irregular shaped building with 47,744 s.f. having 10,660 of adequate s.f.
- Overall height of 51', 2 stories tall with mezzanine and basement
- Steel frame structure with concrete floors enclosed with embedded aggregate precast panels and large rectangular steel frame fixed glass and awning windows
- Roof system unknown. From adjacent structures roof system appears to be old granular surfaced built up roof or granulated ballasted hot mopped modified bituminous roof system

*Year Built*

- According to NNMC records, 1941

*Last Renovated*

- 1998

**Architectural**

*Historical Significance*

- Building 16 was constructed with the original group of campus structures and has a similar appearance in shape and materials to other original campus buildings. It is located in the NNMC Historic district and is a contributing historic structure

as identified in the 2002 Integrated Cultural Resource Management Plan (ICRMP).

*Structural Frame*

*General Condition A*

- Basement-Poured in place concrete walls with concrete floor system
- First Floor / Mezzanine - Steel frame columns with supporting mezzanine and roof structure

*Interior Partitions / Finishes*

*General Condition D*

- Basement consists of two separate open areas for equipment storage.
- First Floor consists of four distinct areas separated by major bearing walls; Building 16 has been developed around previous campus expansion and needs for additional utility expansion. Interior partitions are CMU, brick infill, and metal studs with gypsum board

*Asbestos*

*General Condition C*

- No asbestos present in the building
- 1994 air sample report on file

*ADA*

*General Condition E*

- Toilets do not comply with ADA requirements

*Life Safety*

*General Condition B*

- Construction Type
  - Type II (B)
- Occupancy Classification
  - Occupancy - Industrial
- Means of Egress
  - Egress occurs on the east and west side of the building via on grade exits
  - One egress stair from basement is not in compliance with Life Safety code requirements and means of egress are not sufficiently identified
  - One egress stair from first floor to the mezzanine is not in compliance with Life Safety code requirements

*Vertical Transport*

*General Condition E*

- No Elevator
- Interior stair from basement to first floor, and first floor to mezzanine

**Fire Protection**

*Site*

- Backflow Preventer – Not Applicable

*General Condition N/A*

*Building*

- Sprinklers – Not Applicable
- Fire Pump – Not Applicable
- Fire Alarm

*General Condition N/A*

*General Condition N/A*

*General Condition A*

### ***Mechanical / Plumbing***

#### *Site*

- Backflow Preventer – Located in basement of the facility. *General Condition A*
- Central Chilled Water *General Condition A*
- Central Steam *General Condition A*

#### *Building*

- Domestic Water/ Waste – Showing signs of wear. *General Condition C*
- Plumbing Fixtures *General Condition B*
- Roof Drains *General Condition B*
  - Interior roof drainage from flat roof.
- Medical Gas *General Condition N/A*
  - Not Applicable
- Natural Gas *General Condition A*
  - Provided as boiler back-up fuel
- Heating Systems *General Condition A*
  - Steam from boilers.
- Cooling Systems *General Condition A*
  - Chilled water from chillers.
- Fire Pump *General Condition N/A*
  - Not Applicable
- Standpipe *General Condition N/A*
  - Not Applicable

### ***Electrical***

#### *Site*

- Site Lighting *General Condition B*
- Transformer *General Condition B*

#### *Building*

- Normal Power *General Condition C*
  - Very mixed. Chiller power switchgear in Good condition. Also an old 1960s main switchboard
- Emergency Power *General Condition C*
  - Two 450 KW generators and transfer equipment in fair condition.
- Lighting *General Condition B*
- Lightning Protection *General Condition N/A*
- Fire Alarm *General Condition A*
  - The fire alarm system has recently been upgraded.

### ***Communication***

- Voice *General Condition B*

- The copper serving the facility appears to be in good condition.
- Data *General Condition B*
- The optical fiber serving the facility appears to be in good condition.
- Public Address *General Condition N/A*
- Nurse Call *General Condition N/A*
- Television *General Condition N/A*
- Security *General Condition N/A*

***Building 16 Overall Building Condition***

*General Condition C*

**Exterior C (Fair)** – The exterior of Building 16 is in fair condition because it has aged as evidenced by the minor cracks in the precast and minor deterioration of the window frames. As the roof was not accessible, its condition could not be determined. However, from adjacent structures, the roof visually appeared to be fairly new within the last 10 years.

**Interior C (Fair)** – The interior of Building 16 is in fair condition primarily because of the age of the building. In the areas where the building was renovated, the building is in relatively good condition.

To upgrade the Building 16, an inventory of the existing equipment should be performed to determine the life cycle of the equipment and some minor refurbishment performed to update the dated areas.



## Building 17 – Vacant



### **Key to General Conditions Assessment**

- General Condition A – Excellent; B – Good; C – Fair; D – Poor; E – Unacceptable  
N/A – Not Applicable

### **Building Site**

#### *Location / Proximity*

*General Condition N/A*

- Building 17 is located in the northeast quadrant of the NNMC campus in a group of medical research facilities that include Building 18, Building 139 (Research), Building 21, Building 150 and Building 176. Many of these facilities are currently vacant. It is located along Taylor Road between Building 20 and Building 28 and across the road from Building 27.

#### *Topography / Drainage*

*General Condition B*

- The grade on the northwest side of Building 17 varies being highest in the center of the building and sloping down in either direction. Grade on the southeast side of the building is approximately 20' lower than the Taylor Road level and slopes away from the building down toward Building 21 and the ravine.
- Stormwater surface drainage matches the site slopes and flows in a west or northeast direction on the northeast side of the building and southeast direction on the south side of the building.
- Landscaping around the building is very minimal. There are a few mature trees on the northeast side between the road and the adjacent sidewalk and a couple located on the southeast side of the building on the edge of the adjacent parking lot.

#### *Building Access*

*General Condition D*

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- Building 17 is accessible to vehicles via Taylor Road on the northwest side, the northeast access drive to the parking lot located on the southeast side and roads on either side of the Utility Plant to the parking lot on the southwest side of the building.
- Pedestrian access to Building 17 is available on all sides of the building but most accessible from the sidewalk running parallel to Taylor Road.
- Wheelchair bound handicap access is not available to Building 17.

*Parking*

*General Condition D*

- The majority of the surface parking near Building 17 is located on the southeast side of the building and there is also a small surface parking lot located on the southwest side of the building. Neither of these parking lots are designated to Building 17 and share spaces with adjacent buildings such as Building 18, Building 21, and Building 139 (Research).
- In addition to the parking lots there are a few spaces located in front of the building along Taylor Road. These spaces may once have been dedicated parking for Building 17 but now that the building is vacant the spaces are occupied by employees from Building 27 (National Medical Information Management Center).
- Handicap parking is not available to Building 17.

**General Building Information**

*Current Building Function*

- Vacant, previously Business

*General Building Configuration and Description*

- Curvilinear shaped building with 82,173 s.f. overall, having 82,173 s.f. of substandard condition space as defined by Government standards.
- Three story high building having an overall height of 51' including basement and sub- basement.
- Sub- basement and basement have floor to floor height of 11' while the upper three floors has a floor to floor height of 12'
- Reinforced poured in place concrete structure enclosed with embedded aggregate precast concrete panels penetrated by 6 over 6 single hung wood windows over solid spandrel panel over 6 over 6 punched windows below.
- Roof system unknown. From adjacent structures roof system appears to be old granular surfaced built up roof or granulated ballasted hot mopped modified bituminous roof system

*Year Built*

- According to NNMC records Building 17 was built in 1942; but the ICRMP shows Bldg 17 was built in 1941 and 17A and 17B wings were built in 1944.

*Last Renovated*

- 1987



## **Architectural**

### *Historical Significance*

- Building 17 was constructed in the same period as the original group of campus structures and has a similar appearance in shape and materials to other original campus buildings. It is located in the NNMC Historic district and is a contributing historic structure as identified in the 2002 Integrated Cultural Resource Management Plan (ICRMP).

### *Structural Frame*

*General Condition D*

- Reinforced poured in place with concrete foundation/ foundation walls supporting reinforced poured in place concrete columns, beams, floor and roof structure.

### *Interior Partitions / Finishes*

*General Condition E*

- Basement/ with sub-basement partitions are plaster and organized around a central loaded corridor with open laboratories on either side of the corridor.
- Upper three floors also consist of plaster and are organized similar to the basement areas with laboratories on either side of a double loaded corridor.

### *Asbestos*

*General Condition E*

- Asbestos present in the building
- 1995 report on file

### *ADA*

*General Condition E*

- Toilets do not comply with ADA requirements.

### *Life Safety*

*General Condition A*

- Construction Type
  - Type III
- Occupancy Classification
  - Occupancy- previously Business
- Means of Egress
  - Egress occurs on southeast side of the building via on grade exits through multiple stair towers or above grade exits on the northwest side of the building.

### *Vertical Transport*

*General Condition E*

- Elevator- none observed
- Multiple interior stair enclosures from sub-basement to third floor.

## **Fire Protection**

### *Site*

- Backflow Preventer - Unknown

*General Condition N/A*

### *Building*

- Sprinklers – Not Applicable
- Fire Pump – Not Applicable

*General Condition N/A*

*General Condition N/A*

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- Fire Alarm *General Condition A*

***Mechanical / Plumbing***

*Site*

- Backflow Preventer - Unknown *General Condition N/A*
- Central Chilled Water – Base Central Plant *General Condition D*
- Central Steam – Base Central Plant *General Condition D*

*Building*

- Domestic Water/ Waste - Unknown *General Condition N/A*
- Plumbing Fixtures - Unknown *General Condition N/A*
- Roof Drains *General Condition D*
  - System is in poor condition, contributing to the facility being abandoned.
- Medical Gas *General Condition N/A*
  - Not Applicable
- Natural Gas *General Condition N/A*
  - Not Applicable
- Heating Systems *General Condition D*
  - System is in poor condition, contributing to the facility being abandoned.
- Cooling Systems *General Condition D*
  - System is in poor condition, contributing to the facility being abandoned.
- Fire Pump *General Condition N/A*
  - Not Applicable
- Standpipe *General Condition N/A*
  - Not Applicable

***Electrical***

*Site*

- Site Lighting
- Transformer *General Condition B*

*Building*

- Normal Power *General Condition D*
- Emergency Power
- Lighting *General Condition D*
- Lightning Protection
- Fire Alarm *General Condition B*
  - The fire alarm panel serving the facility appears to be in good condition.

***Communication***

- Voice *General Condition B*
  - The facility is served by 100 pair copper.

- Data *General Condition B*
  - The optical fiber serving the facility appears to be in good condition.
- Public Address *General Condition N/A*
- Nurse Call *General Condition N/A*
- Television *General Condition N/A*
- Security *General Condition N/A*

**Building 17 Overall Building Condition**

*General Condition D*

**Exterior D (Poor)** – The exterior of Building 17 is in poor condition because it has not been maintained since the function in the building vacated the facility. The precast exterior building skin is in fair condition but discolored and dirty from lack of maintenance. The windows visually look to be the original windows and do not have insulated glazing. Window frames have peeling paint from the lack of overall building maintenance, and bare wood exposed to the weather has begun to deteriorate. Although the roof was not accessible, it is anticipated the roof system is of similar condition to the exterior walls/windows because the building has remained vacant for a number of years.

**Interior E (Unacceptable)** – The condition of the interior of Building 17 is in unacceptable condition because it remains as is since previously occupied. Partitions appear to be original construction of plaster on wood studs with little renovation. Ceilings are sagging from no humidity control and some ceilings as well as walls are showing signs of what could be characterized as mold. In addition, there is a significant amount of asbestos as evidenced in the vast number of reports in NNMC records contained in various materials inside the building requiring abatement before any renovation to the building.



## Building 18 – Vacant



### ***Key to General Conditions Assessment***

- General Condition A – Excellent; B – Good; C – Fair; D – Poor; E – Unacceptable  
N/A – Not Applicable

### ***Building Site***

#### *Location / Proximity*

*General Condition N/A*

Building 18 is located in the group of vacant medical research facilities with Building 17. It is surrounded by Building 17 to the northwest, Building 139 to the southwest and Building 21 to the southeast.

#### *Topography / Drainage*

*General Condition C*

- The grade around Building 18 is fairly level on the northeast and southwest side of the building and being retained by concrete retaining walls. On the southwest side of Building 18, the grade slopes down in the direction toward Building 139. Beyond the retaining wall grade drops approximately 6' to the elevation of the parking lot around Building 139 below. On the northeast side the grade drops approximately 8' beyond the retaining wall that extends around the parking lot and then slopes down toward Building 21 below.
- The stormwater surface drainage matches the site slopes and flows away from Building 18 either in a southwest or southeast direction.
- Landscaping around Building 18 is very minimal. There are no trees near Building 18 and the remainder of the landscaping consists of small areas of sod located on the southwest and southeast sides of the building.

#### *Building Access*

*General Condition D*

- Vehicular access to Building 18 is primarily from the access drive via Taylor Road on the northeast side of Building 17 to the parking lot located on the northeast side of Building 17 or the roads on either side of Building 16 (Utility Plant) to the parking lot adjacent to Building 139.

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- Pedestrian access to Building 18 is available on all sides of the building but most accessible from the parking lot located northeast of the building. Access to Building 18 is also available via elevated enclosed pedestrian bridges connecting to Building 17 or Building 21.
- Wheelchair bound handicap access is available to Building 18 from the parking lot adjacent to the main entrance to the building.

*Parking*

*General Condition D*

- Surface parking for Building 18 is located on the northeast side of the building and shared with Building 17.
- The number of parking spaces available in the parking lot is not adequate to provide parking for Building 18 as well as Building 17.
- Handicap parking is not available to Building 18.

**General Building Information**

*Current Building Function*

- Primarily vacant but limited Business

*General Building Configuration and Description*

- Rectangular shaped building with 13,553 s.f. total having 13,553 s.f. of substandard condition space as defined by Government standards.
- Building 18 is a three story high building having an overall height of 35'
- Floors to floor height of 12'.
- Reinforced poured in place concrete structure enclosed with embedded aggregate precast concrete panels penetrated with narrow punched aluminum and glass windows with spandrel panel between and single window below.
- Roof system unknown. From adjacent structures roof system appears to be old granular surfaced built up roof or granulated ballasted hot mopped modified bituminous roof system

*Year Built*

- According to NNMC records, 1942

*Last Renovated*

- Unknown

**Architectural**

*Historical Significance*

*General Condition C*

- Building 18 was constructed in the same period as the original group of campus structures and has a similar appearance in shape and materials to other original campus buildings. It is located in the NNMC Historic district and is a contributing historic structure as identified in the 2002 Integrated Cultural Resource Management Plan (ICRMP).

*Structural Frame*

*General Condition D*

- Reinforced poured in place with concrete foundation/ foundation walls supporting reinforced poured in place concrete columns, beams, floor and roof structure.

*Interior Partitions / Finishes*

*General Condition E*

- Partitions consist of plaster and are organized around a central loaded corridor with laboratories and support spaces on either side of the corridor.

*Asbestos*

*General Condition E*

- Asbestos present in the building
- 1991 report on file

*ADA*

*General Condition E*

- Unknown but due to the age of the building the building would not comply with ADA standards.

*Life Safety*

*General Condition A*

- Construction Type
  - Type III
- Occupancy Classification
  - Occupancy - primarily vacant, previously Business
- Means of Egress
  - Egress occurs on three sides of the building the northeast via the main entrance to the building, the southeast via on man door to exterior stair adjacent to Building 29 and northeast via the on grade man door.

*Vertical Transport*

*General Condition E*

- Elevator – unknown
- Stairs – unknown

**Fire Protection**

*Site*

- Backflow Preventer – Not Applicable

*General Condition N/A*

*Building*

- Sprinklers – Not Applicable
- Fire Pump – Not Applicable
- Fire Alarm

*General Condition N/A*

*General Condition N/A*

*General Condition A*

**Mechanical/ Plumbing**

*Site*

- Backflow Preventer – Unknown
- Central Chilled Water – Base Central Plant
- Central Steam – Base Central Plant

*General Condition N/A*

*General Condition D*

*General Condition D*

*Building*

- Domestic Water/ Waste
  - System is in poor condition, contributing to the facility being abandoned.

*General Condition D*

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- Plumbing Fixtures *General Condition D*
  - System is in poor condition, contributing to the facility being abandoned.
- Roof Drains *General Condition D*
  - System is in poor condition, contributing to the facility being abandoned
- Medical Gas *General Condition N/A*
  - Not Applicable
- Natural Gas *General Condition N/A*
  - Not Applicable
- Heating Systems *General Condition D*
  - System is in poor condition, contributing to the facility being abandoned
- Cooling Systems *General Condition D*
  - System is in poor condition, contributing to the facility being abandoned
- Fire Pump *General Condition N/A*
  - Not Applicable
- Standpipe *General Condition N/A*
  - Not Applicable

**Electrical**

*Site*

- Site Lighting *General Condition N/A*
- Transformer *General Condition B*

*Building*

- Normal Power *General Condition D*
- Emergency Power *General Condition N/A*
- Lighting *General Condition D*
- Lightning Protection *General Condition N/A*
- Fire Alarm *General Condition B*
  - The fire alarm serving the facility appears to be in good condition.

**Communication**

- Voice *General Condition B*
  - The facility is served by 100 pair copper.
- Data *General Condition B*
  - The optical fiber serving the facility appears to be in good condition.
- Public Address *General Condition N/A*
- Nurse Call *General Condition N/A*
- Television *General Condition N/A*
- Security *General Condition N/A*

**Building 18 Overall Building Condition** *General Condition D*



**Exterior D (Poor)** – Like Building 17, the exterior of Building 18 is in poor condition because it has not been maintained since the function in the building vacated the facility. The precast exterior building skin is discolored and dirty from lack of maintenance but the windows have been replaced with new aluminum and fixed glass windows that visually appear to be in good shape.

**Interior E (Unacceptable)** – The condition of the interior of Building 18 is in unacceptable condition because the building remains as it has since previously occupied. Partitions appear to be mostly original construction of plaster on wood studs with some new partitions from previous renovation. There is also a significant amount of asbestos contained in various materials inside the building requiring abatement before any renovation to the building.



## Building 20 – Firehouse



### ***Key to General Conditions Assessment***

- General Condition    A – Excellent; B – Good; C – Fair; D – Poor; E – Unacceptable  
                                  N/A – Not Applicable

### ***Building Site***

#### *Location / Proximity*

*General Condition A*

- Building 20 is located within the group of maintenance facilities clustered around the Utility Plant just north of Building 13 and east of Building 54.

#### *Topography / Drainage*

*General Condition C*

- Building 20 is located on site that slopes primarily north to south and somewhat to the east in the direction of the ravine. On the west side of the building at the overhead garage doors, the grade slopes to the west then north/ south.
- The direction of the stormwater surface drainage matches the site slopes and is mostly in a north/ south direction.
- Only a couple of mature trees are located on the site on the east side of the building.
- Landscaping is minimal and consists of sod only. Sod is located on all sides of the building except the west side where it is replaced with paving at fire truck parking and entrance drives to the garage.

#### *Building Access*

*General Condition C*

- Vehicular access to Building 20 occurs only on the west side of the building along a secondary arterial north/south road.

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- Pedestrian access to Building 20 is available on all sides but primarily occurs from the north or south along the west side of the building.
- Wheelchair bound handicap access is not available.
- Service access to the building is from the adjacent paved parking lot located on the southeast side of the building.
- Access to the basement is only via the exterior. No interior connecting stair.

*Parking*

*General Condition E*

- Surface parking is available to the southeast of Building 20 and is shared with the cluster of buildings surrounding the Utility Plant.
- The number of parking spaces is adequate and overflow parking is available in the Staff Parking Garage located immediately to the west of Building 20.
- Handicap parking is not available and the site is not handicap accessible.

**General Building Information**

*Current Building Function*

- Fire Station

*General Building Configuration and Description*

- Irregular shaped building recognizable by the abandoned hose tower and four bay fire truck parking area having 4,895 s.f with 54 s.f. of inadequate condition space
- Overall height of 14' having 1 story & basement.
- Mixture of steel and wood structures between original building and additions with CMU bearing walls penetrated with large overhead rollup doors, single hung and horizontal sliding windows.
- Roof system not accessible therefore unconfirmed. From review from adjacent structures the roof system appeared to be a granular surfaced built up roof or a granulated ballasted hot mopped modified bituminous roofing system.

*Year Built*

- According to NNMC records, 1944

*Last Renovated*

- 1998

**Architectural**

*Historical Significance*

- It is located in the NNMC Historic district and is a contributing historic structure as identified in the 2002 Integrated Cultural Resource Management Plan (ICRMP).

*Structural Frame*

*General Condition B*

- Overall structural system is poured in place concrete with exterior CMU infill and interior post and beam structural system of steel and wood.

- Basement is constructed of poured in place concrete walls with poured in place concrete above.
- First floor is constructed of mixture of systems including metal deck on steel bar joists on CMU bearing walls at additions or interior heavy timber wood beams and columns at the original structure.

*Interior Partitions / Finishes*

*General Condition D*

- Basement area is open plan for storage.
- First floor partitions consist of CMU with some gypsum board visible.

*Asbestos*

*General Condition A*

- Asbestos present in building
- 1988 report on file

*ADA*

*General Condition E*

- Toilets do not comply with ADA standards.

*Life Safety*

*General Condition B*

- Construction Type
  - Addition Type II(B); Original Building Type IV
- Occupancy Classification
  - Occupancy – Storage
- Means of Egress
  - Egress from the building occurs at three sides of the building, the north via on grade man door, east via on elevated wood deck, and the south through man door and down steel stairs to grade.

*Vertical Transport*

*General Condition N/A*

- No vertical transportation between the basement and the first floor.

**Fire Protection**

*Site*

- Backflow Preventer
  - Not applicable, building not sprinklered

*General Condition N/A*

*Building*

- Sprinklers
  - Not applicable, building not sprinklered
- Fire Pump
  - Not Applicable
- Fire Alarm

*General Condition N/A*

*General Condition N/A*

*General Condition A*

**Mechanical / Plumbing**

*Site*

- Backflow Preventer

*General Condition N/A*

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- Unknown
- Central Chilled Water *General Condition N/A*
  - Building is not connected to the base central plant
- Central Steam *General Condition A*
  - Building is connected to the base central plant.

**Building**

- Domestic Water/Waste *General Condition B*
  - No observed or reported deficiencies.
- Plumbing Fixtures *General Condition B*
- Roof Drains *General Condition B*
  - No observed or reported deficiencies
- Medical Gas *General Condition N/A*
  - Not Applicable
- Natural Gas *General Condition N/A*
  - Not Applicable
- Heating Systems *General Condition B*
  - Steam Unit heaters in garage area.
- Cooling Systems *General Condition A*
  - DX cooling, no chilled water
- Fire Pump *General Condition N/A*
  - Not Applicable
- Standpipe *General Condition N/A*
  - Not Applicable

**Electrical**

**Site**

- Site Lighting *General Condition B*
- Transformer *General Condition B*

**Building**

- Normal Power *General Condition C*
- Emergency Power *General Condition C*
- Lighting *General Condition B*
- Lightning Protection
- Fire Alarm *General Condition B*
  - The facility has a Grinnell Autocall fire alarm system.

**Communication**

- Voice *General Condition B*
  - The copper to the facility appears to be in good condition.
- Data *General Condition B*

- The facility is not fed by optical fiber.
- Public Address *General Condition B*
  - The public address appears to be in good condition.
- Nurse Call *General Condition N/A*
- Television *General Condition N/A*
- Security *General Condition N/A*

***Building 20 Overall Building Condition***

*General Condition C*

**Exterior C (Fair)** – The exterior of Building 20 is in fair condition because there is no damage to the exterior CMU walls except for peeling paint requiring maintenance. The windows are a variety of colors and types that change with the buildings previous expansions. As the roof was not accessible, its condition could not be determined; however, from adjacent structures, the roof visually appeared to be fairly new within the last 10 years.

**Interior C (Fair)** – The condition of the interior of Building 20 is in a variety of conditions from good to fair depending on which parts of the building are being evaluated. In the older parts of the building, the materials are dated and could be updated. However, in the new addition the finishes are much newer and in better shape.





## Building 21 – Vacant



### **Key to General Conditions Assessment**

- General Condition A – Excellent; B – Good; C – Fair; D – Poor; E – Unacceptable  
N/A – Not Applicable

### **Building Site**

#### *Location / Proximity*

*General Condition B*

Building 21 is the third major sized building located in the group of vacant medical research facilities comprised primarily of Building 17, Building 18. Building 21 is surrounded by other ancillary support buildings such as Building 139, Building 146, Building 150, and Building 176. Building 21 is located south of Building 18 and parallel to Building 17.

#### *Topography / Drainage*

*General Condition B*

- The grade around Building 21 is fairly level on the northwest and southwest side of the building due to the adjacent concrete retaining walls located between Building 18 and Building 21. On the northeast and southeast side of Building 21, the grade slopes down very rapidly in the direction of the ravine.
- The stormwater surface drainage on the northwest side of the building flows in either direction parallel to the northwest face of Building 21 and eventually drains toward the ravine.

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- On the northeast and southwest side of Building 21 the service drive is against the building therefore there is no landscaping. The other two sides of the building are heavily wooded with natural vegetation that borders along the ravine.

*Building Access*

*General Condition C*

- Vehicular access to Building 21 is from the west via the access drive on the southwest side of Building 139 from the roads on the east or west side of the Utility Building. The service road splits at the southwest side of the building and serves both the northeast and southeast side of the building.
- Pedestrian access to Building 21 is available on either the southwest or northeast ends of the building via man doors or the main entrance located on the northwest side of the building. There is also access to Building 21 via an enclosed elevated walkway from Building 18.
- Wheelchair bound handicap access is available to Building 21 via the service drive located on the northwest side of the building.
- Service access is from the west via the access drive around the southwest corner of Building 139. There is one loading dock on the southwest side of the building and another service access at the northeast end of Building 21.

*Parking*

*General Condition D*

- No surface parking is available immediately adjacent to Building 21. The closest parking is located on the southwest side of Building 139 or northeast side of Building 18.
- The number of parking spaces available in the nearby parking lots is not adequate to provide parking for Building 21, as well as Building 18 and Building 139.
- Handicap parking is not available to Building 21.

**General Building Information**

*Current Building Function*

- Vacant, previously animal storage

*General Building Configuration and Description*

- Rectangular shaped building with 38,400 s.f. total having 38,400 s.f. of adequate condition space as defined by Government standards.
- Three story high building having an overall height of 36'
- Floors to floor height of 12'.
- Reinforced poured in place concrete structure enclosed with cement plaster penetrated with horizontal punched openings infilled with glass block or steel 6 over 6 steel framed and glass awning windows.
- Roof system is minimal and consists of a single ply roof system adjacent to exterior animal cages.

*Year Built*

- According to NNMC records, 1946

*Last Renovated*

- 1987

### **Architectural**

#### *Historical Significance*

- It is located in the NNMC Historic district and is a contributing historic structure as identified in the 2002 Integrated Cultural Resource Management Plan (ICRMP).

#### *Structural Frame*

*General Condition B*

- Reinforced poured in place with concrete foundation/ foundation walls supporting reinforced poured in place concrete columns, beams, floors and roof structure.

#### *Interior Partitions / Finishes*

*General Condition E*

- Partitions consist of plaster with a substantial substrate such as tile or CMU and are organized around a central loaded corridor with laboratories, animal cages, and support spaces on either side of the corridor.

#### *Asbestos*

*General Condition C*

- 1991 report on file

#### *ADA*

*General Condition E*

- Unknown but due to the age of the building would not comply with ADA standards.

#### *Life Safety*

*General Condition A*

- Construction Type
  - Type II
- Occupancy Classification
  - Occupancy – Vacant, previously Storage
- Means of Egress
  - Egress occurs on three sides of the building the northeast via the main entrance to the building, the southeast via on man door to exterior stair adjacent to Building 29 and northeast via the on grade man door.

#### *Vertical Transport*

*General Condition E*

- Elevator – Unknown
- Stairs – multiple enclosed stair towers connecting floors together

### **Fire Protection**

#### *Site*

- Backflow Preventer

*General Condition A*

#### *Building*

- Sprinklers – Not Applicable
- Fire Pump – Not Applicable
- Fire Alarm

*General Condition N/A*

*General Condition N/A*

*General Condition A*

### ***Mechanical / Plumbing***

#### *Site*

- Backflow Preventer – Unknown *General Condition N/A*
- Central Chilled Water – Base Central Plant *General Condition D*
- Central Steam – Base Central Plant *General Condition D*

#### *Building*

- Domestic Water/ Waste – Unknown *General Condition N/A*
- Plumbing Fixtures - Unknown *General Condition N/A*
- Roof Drains *General Condition D*
  - System is in poor condition, contributing to the facility being abandoned.
- Medical Gas *General Condition N/A*
  - Not Applicable
- Natural Gas *General Condition N/A*
  - Not Applicable
- Heating Systems *General Condition D*
  - System is in poor condition, contributing to the facility being abandoned.
- Cooling Systems *General Condition D*
  - System is in poor condition, contributing to the facility being abandoned.
- Fire Pump *General Condition N/A*
  - Not Applicable
- Standpipe *General Condition N/A*
  - Not Applicable

### ***Electrical***

#### *Site*

- Site Lighting *General Condition C*
- Transformer *General Condition B*

#### *Building*

- Normal Power *General Condition C*
- Emergency Power
- Lighting *General Condition C*
- Lightning Protection
- Fire Alarm *General Condition B*
  - The fire alarm system appears to be in good condition.

### ***Communication***

- Voice *General Condition B*
  - The copper serving the facility appears to be in good condition.
- Data *General Condition B*
  - The optical fiber serving the facility appears to be in good condition.

- |                  |                              |
|------------------|------------------------------|
| • Public Address | <i>General Condition N/A</i> |
| • Nurse Call     | <i>General Condition N/A</i> |
| • Television     | <i>General Condition N/A</i> |
| • Security       | <i>General Condition N/A</i> |

***Building 21 Overall Building Condition***

*General Condition D*

**Exterior C (Fair)** – Even though there is no significant damage to the exterior skin, the exterior of Building 21 is only in fair/good condition because it is almost 70 years old. The windows visually appear to be original showing signs of deterioration from stains on the exterior wall and window seals are not tight allowing air infiltration around the perimeter of the awning windows. The roof primarily consists of vacated animal cages with an interior/exterior caged area serviced by a perimeter access walk. If the building was renovated, the cages should be removed and a new roof system installed to replace the demolished cages.

**Interior C/D (Fair/Poor)** – The condition of the interior of Building 21 is in fair/poor condition because the building has remained vacant for many years. The organization of Building 21 was originally designed to accommodate animal storage and would be difficult to renovate to another function without significant cost. All partitions visually appear to be original construction with no renovation. Similar to Building 17 and Building 18, ceilings are sagging from no humidity control and some ceilings as well as walls are showing signs of what could be characterized as mold. There is also a significant amount of asbestos within existing building materials requiring abatement before renovation.



## Building 23 – Gym / Fitness Center/ Pool



### **Key to General Conditions Assessment**

- General Condition A – Excellent; B – Good; C – Fair; D – Poor; E – Unacceptable  
N/A – Not Applicable

### **Building Site**

#### *Location / Proximity*

*General Condition A*

- Building 23 is located in the southern third of the NNMC campus in a group of public support facilities such as the Bowling Alley (Building 56) to the east and temporary residential support facilities such as the Fisher Houses (Building 24 and Building 25) and the Navy Lodge (Building 52) to the southeast. It is surrounded Palmer Road South to the north, East Palmer Road to the west, and Stokes Road to the south and east.

#### *Topography / Drainage*

*General Condition D*

- The site that Building 23 is located is a fairly steeply sloped site graded to allow multi level access from various exits of the building. General direction of the site slopes from southeast to northwest in the direction of the ravine except from the main entrance drive and adjacent walks that slope to the southeast.
- Stormwater surface drainage is primarily to the northwest in the direction of the ravine except at the main entrance where it flows toward the southeast until it reaches the perimeter road.
- The site is relatively open adjacent to the entry with the exception of a few trees and shrubs immediately adjacent to the building. The northwest side of the site is fairly heavily wooded so much so the building is not very visible when approaching it from the west along Palmer Road South.
- The area around Building 23 is landscaped with sod.

#### *Building Access*

*General Condition A*

- Vehicular access to Building 23 is available through multiple parking lots located on different levels around the building but the primary access is at the main entrance located on the south side of the building.
- Pedestrian access to Building 23 available from all sides of the building via sidewalks leading to multiple entry points around the building.

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- Wheelchair bound handicap access is available to Building 23 at the main entrance.
- Service access to the building is only available via a small paved parking lot located on the west side of the building.

*Parking*

*General Condition D*

- Surface parking is located in three parking lots on the north, northeast and southwest side of the building.
- The number of parking spaces is adequate for the size of the facility if the Officer's Club remains not in use otherwise parking is inadequate for the size of the facility.
- Handicap parking is not readily accessible along an accessible route to the building.

**General Building Information**

*Current Building Function*

- Business/Assembly MWR functions.

*General Building Configuration and Description*

- Irregular rectangular shaped building with 90,756 total s.f. having only 3,296 s.f. of adequate condition space as defined by the Government standards
- Two story structure with basement having an overall height of 41'.
- Multiple types of construction including wood, steel, and concrete enclosed with stone veneer, cement plaster, wood lapped siding or metal siding penetrated with various sizes of double hung windows or curtainwall.
- Roof has many types of roof systems occurring at different sections of the roof.

*Year Built*

- According to NNMC records, 1945

*Last Renovated*

- 1994

**Architectural**

*Historical Significance*

- General character of the building design is different materials and appearance than the original campus. It is located in the NNMC Historic district and is a non-contributing historic structure as identified in the 2002 Integrated Cultural Resource Management Plan (ICRMP).

*Structural Frame*

*General Condition B*

- Overall structural system is combination of materials consisting of bearing CMU wall, heavy timber wood framed trusses, unprotected steel frame with bar joists and metal deck, or concrete columns/ beams enclosed with stone veneer, cement plaster, wood lapped siding or metal siding unprotected steel post and beam with steel joists supported by the beams.



*Interior Partitions / Finishes*

*General Condition D*

- Interior partitions in the building are organized according to the particular function in each different wing of the building.
  - Sub-basement area is open with a few partitions of cement plaster or gypsum board.
  - Basement area has a multitude of different types of spaces from assembly areas such as bar with supporting kitchen and aerobics area, double loaded corridor with support spaces on either side, and locker rooms for pool area. Partitions in this area consist of tile some plaster or gypsum board.
  - First floor is organized around a central core of office spaces and lockers serving the pool, gym, and restaurant with kitchen area all located in different wings of the building.
  - Second floor consist of double egress access corridors with offices or support spaces on either side of the corridors. Partitions in this area are gypsum board or plaster.

*Asbestos*

*General Condition A*

- 1992 report on file

*ADA*

*General Condition C*

- No handicap access to the sub-basement area.
- Existing toilets in the sub-basement do not comply with ADA requirements.
- ADA toilets added in pool area resulting from safety inspections. Existing public toilets and locker room in basement do not comply with ADA requirements.
- First and second floor public toilets do not totally comply with ADA requirements.

*Life Safety*

*General Condition D*

- Construction Type
  - Type I (B), Type II (B), and Type IV
- Occupancy Classification
  - Occupancy - Business, Assembly
- Means of Egress
  - Egress from the sub-basement level occurs at the main entrance to the Nautilus and free weight area or on grade man doors. Sub- basement contains an open stair communicating to the basement level above.
  - Basement egress occurs through the main entrance lobby, open stairs communicating to the next floor, via access corridor connecting to open stair connecting to the floor above. Other spaces connect to an access corridor that does not connect to an exit stair enclosure and has a dead end corridor.
  - Egress from the first floor occurs at the main entrance or elevated exits leading to stairs or on grade man doors. Monumental stair adjacent entrance is open and communicates to the second floor above.
  - Second floor egress consists of two access corridors separated by service or office spaces in each wing leading to an elevated stair or enclosed stair tower.

*Vertical Transport*

*General Condition C*

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- Many open stairs communicating between various levels in the building and not enclosed between levels.
- One passenger elevator and one service elevator serving the building

**Fire Protection**

*Site*

- Backflow Preventer - Unknown *General Condition A*

*Building*

- Sprinklers – Fully sprinklered *General Condition B*
- Fire Pump – Not Applicable *General Condition N/A*
- Fire Alarm *General Condition A*

**Mechanical / Plumbing**

*Site*

- Backflow Preventer *General Condition B*
  - In basement mechanical room
- Central Chilled Water *General Condition C*
  - Base Central Plant
- Central Steam *General Condition D*
  - Base Central Plant

*Building*

- Domestic Water/ Waste *General Condition B/D*
  - Domestic systems serving the Fitness Center functions are in fair condition. Systems serving the Officer's Club functions are in poor condition.
- Plumbing Fixtures *General Condition B/D*
  - Fixtures in the Fitness Center functions are in fair condition. Fixtures in the Officer's Club functions are in poor condition.
- Roof Drains *General Condition N/A*
  - Not Applicable
- Medical Gas *General Condition N/A*
  - Not Applicable
- Natural Gas *General Condition N/A*
  - Not Applicable
- Heating Systems *General Condition C/D*
  - Central station AHU's with heat from central steam plant. Systems serving the fitness center are in fair condition and systems serving the Club are in poor condition.
- Cooling Systems *General Condition C/D*
  - Central station AHU's with chilled water from central cooling plant. Systems serving the fitness center are in fair condition and systems serving the Club are in poor condition.
- Fire Pump *General Condition N/A*

- Not Applicable
- Standpipe
- Not Applicable

*General Condition N/A*

### **Electrical**

#### *Site*

- Site Lighting
- Transformer

*General Condition B*

*General Condition B*

#### *Building*

- Normal Power *General Condition C/D*
  - The Fitness areas of the building are in fair condition. The original Officer's Club is in poor condition.
- Emergency Power
- Lighting *General Condition B/D*
  - The Gym and pools areas have new lighting and other fitness areas are in good condition. Lighting in the original Officer's Club is in poor condition.
- Lightning Protection
- Fire Alarm *General Condition D*
  - The facility is served by an old Gamewell 11 zoned fire alarm system.

### **Communication**

- Voice *General Condition B*
  - The voice system appears to be in good condition.
- Data *General Condition B*
  - The data system appears to be in good condition.
- Public Address *General Condition N/A*
- Nurse Call *General Condition N/A*
- Television *General Condition N/A*
- Security *General Condition N/A*

### **Building 23 Overall Building Condition**

*General Condition C/D*

**Exterior C (Fair)** – The exterior of Building 23 is in fair condition because of its age. It has a variety of materials such as stone veneer, painted CMU and wood siding and another of cement plaster introduced when the front canopy was added that are without much consistency to the organization and location of the materials. The stone veneer in many areas around the building has numerous cracks. Similar to the walls, the roof contains many different systems including standing seam metal roof, built up roof, modified bituminous roof, wood shakes, and asphalt shingles all of many different ages.

**Interior C/D (Fair/Poor)** – The interior of Building 23 is in fair/poor condition primarily because the building has remained partially vacant and is reaching its life expectancy. In the areas where the building remained vacant, there is evidence of water damage from leaking roofs and dark stained areas on wall and ceiling materials that could be considered as mold. Overall, the building is confusing and difficult to move around in without significant signage. Although the building served as the original Officer's Club

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which may have some historical significance, and has spaces such as the gym and pool that have nice character, it would require a significant amount of cost to upgrade the existing building.

## Building 24, Building 25 – Fisher Houses



### Key to General Conditions Assessment

- General Condition A – Excellent; B – Good; C – Fair; D – Poor; E – Unacceptable  
N/A – Not Applicable

### **Building Site**

#### *Location / Proximity*

*General Condition A*

- Building 24, and Building 25, are located on south side of the NNMC campus within a group of public residential support building functions including Senior Enlisted Quarters (Building 39, Building 40, Building 41) to the southeast and Navy Lodge (Building 52) to the south.

#### *Topography / Drainage*

*General Condition B*

- The site immediately around Building 24 and Building 25 is relatively flat surrounding the building and parking lots but slopes rapidly down to the northwest beyond the building main entrances.
- Stormwater surface drainage matches the site slopes and drains mostly toward the northwest.
- The site has a number of mature trees on all sides of the buildings except on the northeast where the entrance drive and parking lot for Building 52 is located.
- Remainder of landscaping includes some small bushes around the perimeter of the buildings and sod in front of the buildings to the adjacent road as well as between the parking lots and the buildings.

#### *Building Access*

*General Condition A*

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- Building 24 and Building 25 are accessible by vehicle from the west and north via the entrance drive to a dedicated parking lot or from dedicated parking spaces located along the entrance drive to Building 52.
- Pedestrian access to Building 24 and Building 25 is from the dedicated parking lot to the main entrance to the buildings on the northwest side or limited access to the rear of the buildings via rear entrances. Access to the rear of the buildings is restricted by either shadow box fence or brick wall intended to provide some privacy for the residences from the adjacent road.
- Wheelchair bound handicap access is available from the rear entrance to the buildings.
- Service access to the buildings is via the entrance drive to Building 52.

*Parking*

*General Condition A*

- Dedicated parking spaces are located on the southeast side of the buildings while a dedicated parking lot for both buildings is located on the northwest side of the buildings.
- The parking spaces located on either side of Building 24 and Building 25 are adequate for the building functions
- Handicap parking is not provided adjacent to Building 24 or Building 25.

**General Building Information**

*Current Building Function*

- Residential housing accommodating family residents from 7 days to 7 months

*General Building Configuration and Description*

- Rectangular shaped buildings having a variety of suites that will provide space for 7 to 8 families in each building.
- Each of the buildings is two stories high with an overall height of 25' and overall size of approximately 4,864 s.f.
- The buildings are constructed of residential wood frame construction enclosed with brick veneer and large fixed glass and operable windows
- Roof system consists of a sloping roof covered with asphalt or fiberglass shingles.

*Year Built*

- Building 24 was constructed in 1991 and Building 25 was constructed in 1994.

*Last Renovated*

- Unknown

**Architectural**

*Historical Significance*

- Not located in NNMC Historic District.

*Structural Frame*

*General Condition A*

- Overall structural system consists of exterior bearing wall of wood or masonry supporting wood trusses spanning between exterior walls with wood framing the second floor.

*Interior Partitions / Finishes*

*General Condition A*

- Partitions are gypsum board over wood studs.

*Asbestos*

*General Condition N/A*

- Unknown
- No report on file.

*ADA*

*General Condition C*

- Handicap access at the rear of the buildings is not fully ADA compliant as the entrance doors do not provide 2'- 8" clear access width.
- First floor toilets generally comply with ADA requirements.
- First floor family suite bathrooms generally comply with ADA standards.

*Life Safety*

*General Condition A*

- Construction Type
  - Type V(B)
- Occupancy Classification
  - Occupancy - Residential
- Means of Egress
  - Egress from the building occurs at the main entrance via an elevated stair on the northwest side of the building and at the rear of the buildings via on grade entrances/ exits located on the northeast side of the building.

*Vertical Transport*

*General Condition E*

- Interior wood framed stairs connect first and second floor of each building.

**Fire Protection**

*Site*

- Backflow Preventer *General Condition A*

*Building*

- Sprinklers *General Condition A*
  - Fully Sprinklered with a wet pipe system
- Fire Pump *General Condition N/A*
- Fire Alarm *General Condition A*

**Mechanical / Plumbing**

*Site*

- Backflow Preventer *General Condition N/A*
  - Unknown
- Central Chilled Water *General Condition N/A*

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- Not on the base central plant
- Central Steam *General Condition N/A*
- Not on the base central plant.

**Building**

- Domestic Water/Waste *General Condition A*
  - No deficiencies noted or observed.
- Plumbing Fixtures *General Condition A*
  - No deficiencies noted or observed
- Roof Drains *General Condition N/A*
- Medical Gas *General Condition N/A*
- Natural Gas *General Condition N/A*
- Heating Systems *General Condition A*
  - Residential split system heat pumps with emergency electric resistance heat.
- Cooling Systems *General Condition A*
  - Residential split system heat pumps.
- Fire Pump *General Condition N/A*
  - Not applicable
- Standpipe *General Condition N/A*
  - None

**Electrical**

**Site**

- Site Lighting *General Condition B*
- Transformer *General Condition B*

**Building**

- Normal Power *General Condition B*
- Emergency Power *General Condition N/A*
- Lighting *General Condition B*
- Lightning Protection *General Condition N/A*
- Fire Alarm *General Condition B*
  - The fire alarm systems are in good condition.

**Communication**

- Voice *General Condition B*
  - The copper serving the facilities are in good condition.
- Data *General Condition N/A*
- Public Address *General Condition N/A*
- Nurse Call *General Condition N/A*
- Television *General Condition N/A*
- Security *General Condition N/A*



***Buildings 24 and 25 Overall Building Condition***

*General Condition A*

**Exterior A (Excellent)** – The exterior conditions of Building 24 and Building 25 are in excellent condition. No deterioration of roofing, siding, shutters, or windows was noted.

**Interior A (Excellent)** – The interior of Building 24 and Building 25 is in excellent condition. Existing finishes are in good shape and well maintained.



## Building 26 – Child Development Center



### **Key to General Conditions Assessment**

- General Condition A – Excellent; B – Good; C – Fair; D – Poor; E – Unacceptable  
N/A – Not Applicable

### **Building Site**

#### *Location / Proximity*

*General Condition A*

- Building 26 is located in a rather isolated area of the NNMC campus backed up to the perimeter security fence bordering the campus property along Jones Bridge Road. The buildings in relatively close proximity of Building 26 are the Bowling Center (Building 56) and NEX (Building 57).

#### *Topography / Drainage*

*General Condition A*

- The site where Building 26 is located overlooks the adjacent Bowling Center and NEX because it is adjacent to the top of one of the primary drainage ridges on the NNMC campus.
- The direction of the stormwater surface drainage is generally to the west or northwest in the direction of the ravine or the northeast down the secondary arterial access road leading up to Building 26.

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- The site has a few small trees located immediately adjacent to the building and within the playground area.
- Landscaping around Building 26 consists of minimal small planting at the building entry and sod in the playgrounds as well as between the building and the adjacent parking.

*Building Access*

*General Condition A*

- Vehicular access to Building 26 is from the northeast via the secondary arterial access road that passes by the Bowling Center and connects to Stokes Road.
- The direction of pedestrian access is from the parking lot located to the east of the building or the pedestrian bridge that crosses the ravine located northwest of Building 26.
- Wheelchair bound handicap access is available from the parking lot located directly north of the entrance to Building 26.
- Service access to the building is either through the main entry or a sidewalk located on the south side of the building.

*Parking*

*General Condition A*

- Surface parking is located primarily on the east side of Building 26.
- The number of parking spaces is adequate for the size of the facility.
- Handicap parking is available but not totally in compliance with handicap accessibility requirements. Only one handicap parking space located in the parking lot.

**General Building Information**

*Current Building Function*

- Day Care

*General Building Configuration and Description*

- L shaped building able to accommodate 268 children with a total of 22,720 s.f. having 21,013 s.f. of adequate condition space as defined by Government standards.
- One story with an overall height of 28'.
- Steel structure enclosed with brick veneer, EIFS fascia panels and gypsum board soffits. Brick veneer is penetrated with narrow vertical aluminum framed and fixed glass panels over small awning windows and aluminum and fixed glass storefront at the main entry.
- Roof system is a standing seam metal roof.

*Year Built*

- According to NNMC records, 1995

*Last Renovated*

- N/A

## **Architectural**

### *Historical Significance*

- General character of the building design is different in materials and appearance than the original campus therefore there is no historical significance associated with Building 26. It is not located in the NNMC Historic District.

### *Structural Frame*

*General Condition A*

- Overall structural system is steel post and beam with steel joists and supporting beams protected by gypsum board.

### *Interior Partitions / Finishes*

*General Condition A*

- Interior partitions consist of gypsum board on metal stud framing and CMU.

### *Asbestos*

*General Condition N/A*

- Unknown, no report on file

### *ADA*

*General Condition A*

- Public toilets comply with ADA requirements

### *Life Safety*

*General Condition A*

- Construction Type
  - Type II (A)
- Occupancy Classification
  - Occupancy - Day Care
- Means of Egress
  - Egress from the building occurs primarily at the main entrance and main door exits located at each end of the I shaped wings. Secondary exits are into playground areas via main doors.

### *Vertical Transport*

*General Condition N/A*

- N/A

## **Fire Protection**

### *Site*

- Backflow Preventer – In Mechanical Room *General Condition A*

### *Building*

- Sprinklers – Fully Sprinklered *General Condition A*
- Fire Pump – Not Applicable *General Condition A*
- Fire Alarm *General Condition A*

## **Mechanical / Plumbing**

### *Site*

- Backflow Preventer – In Mechanical Room *General Condition A*
- Central Chilled Water *General Condition A*

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- Not served by base central plant but has its own air cooled water chilling unit.
- Central Steam *General Condition A*
  - Not served by base central plant but has its own gas fired hot water boiler for building heating.

**Building**

- Domestic Water/ Waste *General Condition A*
- Plumbing Fixtures *General Condition A*
- Roof Drains *General Condition N/A*
  - Not Applicable, sloped roof
- Medical Gas *General Condition N/A*
  - Not Applicable
- Natural Gas *General Condition A*
  - Serves hot water boiler and domestic water heater.
- Heating Systems *General Condition A*
  - Central station AHU's with 2-pipe hot water heating coils.
- Cooling Systems *General Condition A*
  - Central station AHU's with 2-pipe chilled water cooling coils.
- Fire Pump *General Condition A*
  - Not Applicable
- Standpipe *General Condition A*
  - Not Applicable

**Electrical**

**Site**

- Site Lighting *General Condition B*
- Transformer *General Condition B*

**Building**

- Normal Power *General Condition B*
- Emergency Power
- Lighting *General Condition B*
- Lightning Protection
- Fire Alarm *General Condition B*
  - The facility has a Notifier AFP-200 fire alarm system.

**Communication**

- Voice *General Condition B*
  - The facility is served by 25 pair copper and has an AT&T Partner switch model 103C3,
- Data *General Condition B*
  - The data to the facility appears to be in good condition.
- Public Address *General Condition C*

- All-call function does not work.
- Nurse Call *General Condition N/A*
- Television *General Condition B*
  - The facility has a DirecTV satellite system.
- Security *General Condition B*
  - The facility has a CCTV camera system.

***Building 26 Overall Building Condition***

*General Condition A*

**Exterior A (Excellent)** – Overall, the exterior of Building 26 is in excellent condition. The windows, doors and brick are all in good condition except the soffits which has moisture damage therefore should be replaced and repainted.

**Interior A (Excellent)** – The interior of Building 26 is considered to be in excellent condition. Although it is over 10 years old, it is well maintained and appears to be in very good condition.





## Building 27 – Medical Information Management Center



### **Key to General Conditions Assessment**

- General Condition A – Excellent; B – Good; C – Fair; D – Poor; E – Unacceptable  
N/A – Not Applicable

### **Building Site**

#### *Location / Proximity*

*General Condition B*

- Building 27 is located in the northern third of the NNMC campus on the north side of Taylor Road. It is surrounded by Bates Road on the north, Building 11 to the northwest.

#### *Topography / Drainage*

*General Condition B*

- The grade around Building 27 slopes from northeast to southwest with an approximate 8' foot grade change.
- Steep grade changes on the northeast side allow access to the loading dock while the grades changes on the northwest side are gentler rolling changes.
- Stormwater surface drainage follows the direction of the grade changes.
- Similar to other NNMC building sites the landscaping is limited to small shrubs around the entrance. There is additional landscaping consisting of ground cover on the northwest side of the building.
- Where there are no drives or walks the remainder is covered with sod.

#### *Building Access*

*General Condition A*

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- Building 27 vehicular access is primarily from the west along Taylor Road to the entrance drive in front of the building.
- Pedestrian access to Building 27 is available via sidewalks along the southeast and northeast side of the building.
- Wheelchair bound handicap access is only available from the northeast side adjacent to the loading dock.
- A small one bay loading dock is located on the northeast side of the building.

*Parking*

*General Condition D*

- Only a few dedicated parking spaces located along the service road to Building 11 are available for Building 27. Some spaces are available across the road from Building 27 in front of the vacant Building 17.
- The total number of parking spaces is inadequate but currently supplemented spaces shared with other buildings and the staff parking garage located 1 block southwest of Building 27.
- Handicap parking is not available to Building 27.

**General Building Information**

*Current Building Function*

- Medical information management

*General Building Configuration and Description*

- Rectangular shaped building with 54,800 s.f.
- Three stories high with an overall height of 39'. First floor partially submerged into the adjacent knoll located on the north side of Building 27.
- Steel framed structures enclosed with cast in place concrete walls, exterior insulation and finish system or cement plaster and glass ribbon windows with spandrel glazing above.
- Roof system not accessible. From other adjacent structures roof visually appears to be a single ply roof system.

*Year Built*

- According to NNMC records, 1990

*Last Renovated*

- Unknown

**Architectural**

*Historical Significance*

- General character of the building design, materials and appearance is similar but does not match the original campus buildings. It is located in the NNMC Historic district and is a non-contributing historic structure as identified in the 2002 Integrated Cultural Resource Management Plan (ICRMP).

*Structural Frame*

*General Condition A*

- Overall structural system consists of steel beams, columns, metal deck and concrete floors.

*Interior Partitions / Finishes*

*General Condition A*

- Gypsum board on metal studs

*Asbestos*

*General Condition N/A*

- Due to the year the building was constructed there probably was no asbestos present in the building.
- No asbestos report on file in NNMC records.

*ADA*

*General Condition C*

- Toilets generally comply with ADA requirements.

*Life Safety*

*General Condition A*

- Construction Type
  - Type II (A)
- Occupancy Classification
  - Mixed Occupancy - Business
- Means of Egress
  - Egress from the building occurs at the main entry and the man door adjacent to the loading dock on the northeast side and a man door on the southwest side of the building.

*Vertical Transport*

*General Condition C*

- Passenger elevator

**Fire Protection**

*Site*

- Backflow Preventer

*General Condition A*

*Building*

- Sprinklers – Fully Sprinklered
- Fire Pump – Not Applicable
- Fire Alarm

*General Condition A*

*General Condition N/A*

*General Condition A*

**Mechanical / Plumbing**

*Site*

- Backflow Preventer – Unknown
- Central Chilled Water
  - Not on the Base Central Plant. Has its own chilled water plant.
- Central Steam
  - On the Base Central Plant.

*General Condition A*

*General Condition A*

*General Condition A*

*Building*

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- Domestic Water/ Waste *General Condition A*
- Plumbing Fixtures *General Condition A*
- Roof Drains *General Condition A*
- Medical Gas *General Condition N/A*
  - Not Applicable
- Natural Gas *General Condition N/A*
  - Not Applicable
- Heating Systems *General Condition B*
  - Central Station AHU's with hot water heating coils and steam/hot water converters.
- Cooling Systems *General Condition B*
  - Central Station AHU's with chilled water cooling coils and scroll chillers and cooling towers on roof.
- Fire Pump *General Condition N/A*
  - Not Applicable
- Standpipe *General Condition A*
  - In Stairwells

**Electrical**

*Site*

- Site Lighting *General Condition B*
- Transformer *General Condition B*

*Building*

- Normal Power *General Condition B*
- Emergency Power *General Condition A*
  - New Generac Generator with integral fuel tank.
- Lighting *General Condition B*
- Lightning Protection
- Fire Alarm *General Condition C*
  - The facility has an old Thorn Automated System fire alarm system that is in need of replacement.

**Communication**

- Voice *General Condition B*
  - The facility is served by 600 pair copper.
- Data *General Condition B*
  - The facility is served by three 12 strand optical fiber.
- Public Address *General Condition N/A*
- Nurse Call *General Condition N/A*
- Television *General Condition N/A*
- Security *General Condition A*

- The facility is monitored by a CCTV system and contains an Altronix Access System throughout.

***Building 27 Overall Building Condition***

*General Condition B*

**Exterior B (Good)** – The exterior of Building 27 is in good condition. No major areas of deterioration were noted except staining on the wall finish from deterioration of the window framing finish.

**Interior B (Good)** – The interior of Building 27 is in good condition. Finishes visually appear to be in good condition and well maintained.



## Building 28 – Administration (USUHS)



### **Key to General Conditions Assessment**

- General Condition A – Excellent; B – Good; C – Fair; D – Poor; E – Unacceptable  
N/A – Not Applicable

### **Building Site**

#### *Location / Proximity*

*General Condition C*

- Building 28 is located in the northeast quadrant of the NNMC campus along the south side of Taylor Road between Building 17 and Building 53.

#### *Topography / Drainage*

*General Condition B*

- The grade around Building 28 is level on the north side adjacent to the road but sloped on the other three sides down toward the south.
- Steep grade changes occur on the east and west side down to the parking lot located behind the building.
- Stormwater surface drainage follows the direction of the grade changes.
- Landscaping is limited to a couple of trees, small shrubs and sod on the north with a few shrubs and sod between the building and adjacent drive on the west and sod on the east.

#### *Building Access*

*General Condition C*

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- Building 28 vehicular access is primarily from the west along Taylor Road to the parking lot entrance drive just west of the building.
- Pedestrian access to Building 28 is available via sidewalks along Taylor road, and from the adjacent parking lot via a first floor man door on the south side of the building, a ramp located along the north side to the main entrance, and stairs on the north and east side to the second floor.
- Wheelchair bound handicap access is available via the ramp located on the north side

*Parking*

*General Condition A*

- The total number of parking spaces is adequate.
- Although Building 28 is handicap accessible there is not handicap parking available adjacent to the building.

**General Building Information**

*Current Building Function*

- Business

*General Building Configuration and Description*

- Rectangular shaped building with 5,796 s.f. having 5,796 substandard as defined by Government standards.
- Two stories high with an overall height of 21'. First floor partially submerged into the adjacent knoll located on the north side of Building 28.
- Exterior CMU wall structure with punched aluminum and glass single hung windows or glass block infill.
- Roof system appeared to be a granular surface built up roof.

*Year Built*

- According to NNMC records, 1952

*Last Renovated*

- Unknown

**Architectural**

*Historical Significance*

- General character of the building design, materials and appearance does not resemble the original campus buildings therefore there is no historical significance for Building 28. It is located in the NNMC Historic district but is not identified as a contributing historic structure in the 2002 Integrated Cultural Resource Management Plan (ICRMP).

*Structural Frame*

*General Condition B*

- Overall structural system includes concrete foundation walls with CMU bearing wall above. Roof structure was not accessible.

*Interior Partitions/ Finishes*

*General Condition A*

- Gypsum board on metal studs



<i>Asbestos</i>	<i>General Condition N/A</i>
<ul style="list-style-type: none"> <li>Asbestos present in the building</li> <li>1988 report on file</li> </ul>	
<i>ADA</i>	<i>General Condition C</i>
<ul style="list-style-type: none"> <li>Toilets comply with ADA requirements</li> <li>No elevator between first and second floor.</li> </ul>	
<i>Life Safety</i>	<i>General Condition A</i>
<ul style="list-style-type: none"> <li>Construction Type <ul style="list-style-type: none"> <li>Type II (B)</li> </ul> </li> <li>Occupancy Classification <ul style="list-style-type: none"> <li>Business</li> </ul> </li> <li>Means of Egress <ul style="list-style-type: none"> <li>Egress from the building occurs on the north side via ramp or stairs to the main entrance, on the east side via elevated open steel stair, and on the south side via on grade man door.</li> <li>First floor is separated into two areas with offices on either side of an exit access corridor connecting to an exterior exit on one end and an interior stair on the other end.</li> <li>Second floor is separated into multiple areas with access to interior egress stair or main entrance.</li> </ul> </li> </ul>	
<i>Vertical Transport</i>	<i>General Condition E</i>
<ul style="list-style-type: none"> <li>No passenger elevator in the building.</li> <li>One interior stair between first and second floor.</li> </ul>	
<b><i>Fire Protection</i></b>	
<i>Site</i>	
<ul style="list-style-type: none"> <li>Backflow Preventer</li> </ul>	<i>General Condition A</i>
<i>Building</i>	
<ul style="list-style-type: none"> <li>Sprinklers</li> <li>Fire Pump</li> <li>Fire Alarm</li> </ul>	<i>General Condition A</i> <i>General Condition A</i> <i>General Condition A</i>
<b><i>Mechanical / Plumbing</i></b>	
<i>Site</i>	
<ul style="list-style-type: none"> <li>Backflow Preventer – Unknown</li> <li>Central Chilled Water – Not on the Base Central Plant</li> <li>Central Steam – On the Base Central Plant</li> </ul>	<i>General Condition A</i> <i>General Condition N/A</i> <i>General Condition B</i>
<i>Building</i>	
<ul style="list-style-type: none"> <li>Domestic Water/ Waste</li> </ul>	<i>General Condition A</i>

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- System recently renovated
- Plumbing Fixtures *General Condition A*
  - Fixtures recently replaced
- Roof Drains *General Condition A*
  - No Problems reported or observed
- Medical Gas *General Condition N/A*
  - Not Applicable
- Natural Gas *General Condition N/A*
  - Not applicable
- Heating Systems *General Condition A*
  - Steam to hot water converter, serving baseboard heaters.
- Cooling Systems *General Condition A*
  - Roof top DX cooling units.
- Fire Pump *General Condition N/A*
  - Not Applicable
- Standpipe *General Condition N/A*
  - None Present

**Electrical**

*Site*

- Site Lighting *General Condition B*
- Transformer *General Condition B*

*Building*

- Normal Power *General Condition A*
  - Recently completely renovated.
- Emergency Power
- Lighting *General Condition A*
  - Recently completely renovated.
- Lightning Protection
- Fire Alarm *General Condition B*
  - The facility is served by a new Notifier AFP-100 fire alarm system.

**Communication**

- Voice *General Condition B*
  - The voice system in the facility appears to be in good condition.
- Data *General Condition B*
  - The data system in the facility appears to be in good condition.
- Public Address *General Condition N/A*
- Nurse Call *General Condition N/A*
- Television *General Condition N/A*
- Security *General Condition N/A*

***Building 28 Overall Building Condition***

*General Condition B*

**Exterior B/C (Good/Fair)** – The exterior of Building 28 is in good/fair condition. No major areas of deterioration were noted.

**Interior A/B (Excellent/Good)** – The interior of Building 28 is in good condition. Although NNMC records indicate the space to be substandard, the facility was recently renovated and in good condition.



## Building 34, 35, 36, 37, 38 – Flag Housing



### Key to General Conditions Assessment

- General Condition A – Excellent; B – Good; C – Fair; D – Poor; E – Unacceptable  
N/A – Not Applicable

### ***Building Site***

#### *Location / Proximity*

*General Condition A*

- Building 34, Building 35, Building 36, Building 37 and Building 38 are all located in the northeast quadrant off Van Reyken Road in a separate area just north of Taylor Road.

#### *Topography / Drainage*

*General Condition C*

- The site immediately around Building 34, Building 35, Building 36, Building 37 and Building 38 is relatively flat in front of the buildings and slopes down slightly in the direction of the adjacent road. In the back of the buildings some are also fairly level but a few have severe grade changes sloping down to access drives to stand alone rear garages.
- Stormwater surface drainage matches the site slopes and drains mostly toward the northwest.
- Buildings 34, Building 35, Building 36, Building 37, and Building 38 are located in a heavily wooded area that provides the character of a residential neighborhood.
- Landscaping includes some small bushes around the perimeter of the buildings and sod on all sides of the buildings.

#### *Building Access*

*General Condition B*

- Vehicular access to Building 34, Building 35, Building 36, Building 37, and Building 38 is primarily from the west via Taylor Road. Direct access to the buildings is from either end of Van Reyken Road which connects into Taylor

Road. Most of the buildings have rear access garages accessible from Van Reypen Road.

- Pedestrian access to Building 34, Building 35, Building 36, Building 37, and Building 38 is from the sidewalk that runs parallel to Taylor Road and Van Reypen Road.
- Wheelchair bound handicap access is not available to the buildings.
- Service access to the buildings is from Van Reypen Road located in front of all of the buildings.

#### *Parking*

*General Condition A*

- Dedicated parking is available to each residence via a side entrance or rear entrance garage.
- Parking is only adequate enough for the residents requiring the residents to park along Van Reypen Road.
- Handicap parking is not provided for Building 34, Building 35, Building 36, Building 37, or Building 38.

#### **General Building Information**

##### *Current Building Function*

- Residential housing

##### *General Building Configuration and Description*

- Irregular rectangular shaped residential buildings of various sizes.
- Each of the buildings is two stories high with an overall height of approximately 25' and overall size of approximately 2,000 s.f.-3,500 s.f.
- All the buildings are constructed of masonry exterior bearing wall penetrated with double hung wood frame and glass double hung windows.
- Roof system consists of a sloping roof covered slate shingles.

##### *Year Built*

- All quarters were built in 1941 per NNMC records.

##### *Last Renovated*

- Unknown

#### **Architectural**

##### *Historical Significance*

*General Condition C*

- Building 34, Building 35, Building 36, Building 37, and Building 38 were originally constructed and are still being utilized as residences for senior officers. It is located in the NNMC Historic district and is a contributing historic structure as identified in the 2002 Integrated Cultural Resource Management Plan (ICRMP).

##### *Structural Frame*

*General Condition A*

- Overall structural system consists of exterior masonry supporting wood roof framing.

*Interior Partitions / Finishes*

*General Condition B*

- Unknown since buildings were not accessible.

*Asbestos*

*General Condition CA*

- Unknown
- No report on file

*ADA*

*General Condition N/A*

- Unknown since buildings were not accessible however given the age of the buildings they probably do not meet the ADA requirements.

*Life Safety*

*General Condition B*

- Construction Type
  - Type V
- Occupancy Classification
  - Occupancy - Residential
- Means of Egress
  - Egress from the building occurs at the main entrance via step or steps from porch.

*Vertical Transport*

*General Condition N/A*

- Interior wood framed stairs connect first and second floors of each building

***Fire Protection***

*Site*

- Backflow Preventer
  - Unknown

*Building*

- Sprinklers *General Condition N/A*
  - Unknown
- Fire Pump *General Condition N/A*
  - Unknown
- Fire Alarm *General Condition A*

***Mechanical / Plumbing***

*Site*

- Backflow Preventer *General Condition N/A*
  - Unknown
- Central Chilled Water *General Condition N/A*
  - Not connected to base central plant.
- Central Steam *General Condition N/A*
  - Not connected to base central plant.

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*Building*

- Domestic Water/Waste *General Condition A*
  - Plumbing Fixtures *General Condition A*
- Roof Drains *General Condition N/A*
- Medical Gas *General Condition N/A*
- Natural Gas *General Condition N/A*
  - Unknown
- Heating Systems *General Condition N/A*
  - Residential Heating system, condition unknown
- Cooling Systems *General Condition N/A*
  - Residential cooling system, condition unknown
- Fire Pump *General Condition N/A*
- Standpipe *General Condition N/A*

**Electrical**

*Site*

- Site Lighting *General Condition B*
- Transformer *General Condition B*

*Building*

- Normal Power *General Condition C*
- Emergency Power *General Condition N/A*
- Lighting *General Condition C*
- Lightning Protection *General Condition N/A*
- Fire Alarm *General Condition N/A*

**Communication**

- Voice *General Condition D*
  - The copper serving these facilities is 100 pair copper and is in need of repair, although it is currently working.
- Data *General Condition N/A*
- Public Address. *General Condition N/A*
- Nurse Call *General Condition N/A*
- Television *General Condition B*
  - The television system appears to be in good condition.
- Security *General Condition N/A*

**Buildings 34, 35, 36, 37, and 38 Overall Building Condition** *General Condition B*

**Exterior B (Good)** – The exterior condition of Buildings 34, 35, 36, 37, and 38 is good. No deterioration of roofing, siding, shutters, or windows was noted.

**Interior B (Good)** – The interior condition of Buildings 34, 35, 36, 37, and 38 is unknown. No review of these residences was done.



## Building 39, Bldg 40, Bldg 41 – Officers Housing



### Key to General Conditions Assessment

- General Condition A – Excellent; B – Good; C – Fair; D – Poor; E – Unacceptable  
N/A – Not Applicable

### **Building Site**

#### *Location / Proximity*

*General Condition A*

- Building 39, Building 40, and Building 41 are located on south side of the NNMC campus within a group of public residential support building functions including the Fisher Houses (Building 24 and Building 25) to the north and the Navy Lodge (Building 52) to the southwest. It is bounded on the east by Grier Road, a secondary arterial road with an inactive entrance gate.

#### *Topography / Drainage*

*General Condition A*

- The site around Building 39, Building 40 and Building 41 is relatively flat and is at the highest point of any of the surrounding buildings except the entrance to Building 52. Grade around the building is relatively flat and generally slopes toward the west.
- Stormwater surface drainage matches the site slopes and is mostly toward the west or north as Grier Road slopes down toward the ravine.
- The site has a number of mature trees on the east side of the buildings that provide a good setting for the residential use but only a few trees on the west as most of the trees on this side have been removed for the parking lot.
- Remainder of landscaping includes some small bushes around the perimeter of the buildings and sod in the areas adjacent to the parking lots as well as in back of the buildings.

#### *Building Access*

*General Condition A*

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- Building 39, Building 40, and Building 41 is accessible by vehicle from the west and north parking lots. The parking lots are accessible off Grier Road which at this time serves as the primary access gate for outside service and construction traffic into the campus. The adjacency of the buildings to Grier Road reduces the amount of privacy and increases the amount of noise from vehicular traffic.
- Pedestrian access to Building 39, Building 40 and Building 41 is limited to the main entrance on the west side of the buildings only as the east side is completely surrounded by shadow box fence or brick wall intended to provide some privacy for the residences from the adjacent road.
- Wheelchair bound handicap access is not available to the buildings.
- Service access to the building is via the parking lot located on the west side of the buildings.

*Parking*

*General Condition A*

- Parking lots surround Building 39, Building 40, and Building 41 on the north and west sides of the buildings.
- The parking lots around Building 39, Building 40, and Building 41 are shared with Building 52 ( Navy Lodge) but adequate for the size of the buildings.
- Handicap parking is not provided for Building 39, Building 40, and Building 41.

**General Building Information**

*Current Building Function*

- Residential

*General Building Configuration and Description*

- Irregular rectangular shaped building having 3 residential units separated by fire rated party walls. The overall sizes of the buildings or units were not included in NNMC records therefore not known. From visual review, they appear to be between 1,500 s.f. and 2,000 s.f. for each unit.
- Building 39, Building 40, and Building 41 are original 2 story buildings connected by rated party walls with an overall height of approximately 22'.
- The building consists of masonry and wood structure enclosed with brick veneer or lapped wood siding with wood double hung windows or aluminum and fixed glass windows.
- Roof system consists of a sloping roof covered with asphalt or fiberglass shingles.

*Year Built*

- 1950 per NNMC records.

*Last Renovated*

- Unknown

**Architectural**

*Historical Significance*

- None. Not located in NNMC Historic District.

<i>Structural Frame</i>	<i>General Condition B</i>
<ul style="list-style-type: none"><li>• Overall structural system consists of an exterior bearing wall of wood or masonry supporting wood trusses spanning between exterior walls and wood floor framing.</li></ul>	
<i>Interior Partitions / Finishes</i>	<i>General Condition C</i>
<ul style="list-style-type: none"><li>• Unknown, no review done.</li></ul>	
<i>Asbestos</i>	<i>General Condition C</i>
<ul style="list-style-type: none"><li>• Unknown</li><li>• No report on file.</li></ul>	
<i>ADA</i>	<i>General Condition N/A</i>
<ul style="list-style-type: none"><li>• Toilets do not comply with ADA standards.</li></ul>	
<i>Life Safety</i>	<i>General Condition B</i>
<ul style="list-style-type: none"><li>• Construction Type<ul style="list-style-type: none"><li>○ Type V</li></ul></li><li>• Occupancy Classification<ul style="list-style-type: none"><li>○ Occupancy - Residential</li></ul></li><li>• Means of Egress<ul style="list-style-type: none"><li>○ Egress from the building occurs at the main entrance located on the west side of the building or vertical a secondary exit at the rear of the buildings.</li></ul></li></ul>	
<i>Vertical Transport</i>	<i>General Condition N/A</i>
<ul style="list-style-type: none"><li>• Wood framed stair connects first and second floor.</li></ul>	
<b><i>Fire Protection</i></b>	
<i>Site</i>	
<ul style="list-style-type: none"><li>• Backflow Preventer<ul style="list-style-type: none"><li>○ Unknown</li></ul></li></ul>	
<i>Building</i>	
<ul style="list-style-type: none"><li>• Sprinklers<ul style="list-style-type: none"><li>○ Buildings are not sprinklered.</li></ul></li><li>• Fire Pump<ul style="list-style-type: none"><li>○ Not Applicable</li></ul></li><li>• Fire Alarm</li></ul>	<i>General Condition N/A</i> <i>General Condition N/A</i> <i>General Condition A</i>
<b><i>Mechanical / Plumbing</i></b>	
<i>Site</i>	
<ul style="list-style-type: none"><li>• Backflow Preventer<ul style="list-style-type: none"><li>○ Unknown</li></ul></li><li>• Central Chilled Water</li></ul>	<i>General Condition N/A</i> <i>General Condition N/A</i>

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- Not on base central system
- Central Steam *General Condition N/A*
  - Not on base central system

**Building**

- Domestic Water/Waste *General Condition N/A*
  - Unknown
  - Plumbing Fixtures *General Condition N/A*
  - Unknown
- Roof Drains *General Condition N/A*
- Medical Gas *General Condition N/A*
- Natural Gas *General Condition N/A*
  - Unknown
- Heating Systems *General Condition N/A*
  - Residential heating system, condition unknown
- Cooling Systems *General Condition N/A*
  - Residential cooling system, condition unknown
- Fire Pump *General Condition N/A*
- Standpipe *General Condition N/A*

**Electrical**

**Site**

- Site Lighting *General Condition B*
- Transformer *General Condition B*

**Building**

- Normal Power *General Condition B*
- Emergency Power *General Condition N/A*
- Lighting *General Condition B*
- Lightning Protection *General Condition N/A*
- Fire Alarm *General Condition N/A*

**Communication**

- Voice *General Condition B*
  - The copper serving the facilities appear to be in good condition.
- Data *General Condition N/A*
- Public Address *General Condition N/A*
- Nurse Call *General Condition N/A*
- Television *General Condition N/A*
- Security *General Condition N/A*

**Buildings 39, 40, and 41 Overall Building Condition** *General Condition C*

**Exterior C (Fair)** – The exterior of Buildings 39, 40, and 41 are in overall fair condition. Minor maintenance items such as peeling paint, deteriorating fascias, and stains on flashing were noted but none were significant.

**Interior C (Fair)** – The interior condition of Buildings 39, 40, and 41 are unknown. No interior review of these residences was done.



## Building 42-48 – AFRR



### Key to General Conditions Assessment

- General Condition A – Excellent; B – Good; C – Fair; D – Poor; E – Unacceptable  
N/A – Not Applicable U- Unknown

### **Building Site**

#### *Location / Proximity*

*General Condition A*

- Buildings 42-48 are located near the center of the NNMC campus separate from other campus buildings. The only buildings close are Buildings 71-74 (USUHS) to the east, Building 23(Gym/Fitness Center/Pool) to the southwest and Building 252 (Cooling Towers) to the northwest across the ravine.

#### *Topography / Drainage*

*General Condition C*

- Buildings 42-48 are located on a steeply sloped site that slopes down in a northwest, northeast or northern direction toward the ravine.
- The direction of the stormwater surface drainage matches the site slopes.
- There is minimal landscaping around the building including a couple of mature trees on the south side of the building along the adjacent road and some small young trees in the exterior plaza area adjacent to the front entry. The remainder of the landscaping consists of small planting in the exterior plaza and sod along the south, and east side of the building. To the northwest, northeast, and north is the edge of the wooded area that borders the edge of the ravine.

#### *Building Access*

*General Condition A*

- Vehicular access to Buildings 42-48 is available from the west or east via Palmer Road South or from the northwest or northeast via Stone Lake Road.
- Pedestrian access to Buildings 42-48 is available on southeast side via the main entrance or restricted access man doors at loading docks.
- Wheelchair bound handicap access to Buildings 42-48 is available at the main entrance to the building.
- Loading docks to Buildings 42-48 are located on the northwest side of the building are accessible from the access drive around the west side of the building or on the northeast side accessible through Parking Lot N.

#### *Parking*

*General Condition C*

- Surface parking for Buildings 42-48 is available in three areas around the building including the surface parking lot immediately adjacent to the main entrance, Parking Lot K immediately across Palmer Road South, and Parking Lot N located on the northeast side of the building and accessible from Stone Lake Road.
- The amount of parking spaces adjacent to the building is not adequate but is supplemented by other parking lots shared with other adjacent buildings.
- Handicap parking is not available to the buildings.

### ***General Building Information***

#### *Current Building Function*

- Building 42- Reactor Lab
- Building 43-Radiation Effects Lab
- Building 44- Modulator and support facility
- Building 45- Laboratory and support facility
- Building 46- Lab and tech support facility
- Building 47- Animal research building
- Building 48- Rad/waste handling facility

#### *General Building Configuration and Description*

- Irregular shaped building which expanded between 1962 and 1988 with new additions including Building 45, Building 46, Building 47, and Building 48 therefore consist of many different materials including poured in place concrete frame with 8"x8" CMU between exposed concrete, 8"x16" painted CMU, ribbed raised metal panels penetrated with long narrow vertical aluminum and fixed glass windows.
- Buildings 42-48 are of a variety of sizes that include the following:
  - Building 42- 60,555 s.f. having 25,200 s.f. of adequate condition space and 4,930 s.f. of substandard condition space as defined by Government standards.
  - Building 43- 22,477 s.f. having 5,022 s.f. of adequate condition space as defined by Government standards.
  - Building 44- 1,404 s.f. having 1,404 of adequate condition space as defined by Government standards.
  - Building 45- 21,372 s.f. having 3,005 s.f. of adequate condition space and 571 s.f. of substandard condition space as defined by Government standards.
  - Building 46- 36,136 s.f. having 2,778 s.f. of adequate condition space and 4,930 s.f. of substandard condition space as defined by Government standards.
  - Building 47- 32,940 s.f., having 548 s.f. of adequate condition space as defined by Government standards.
  - Buildings 48- 3,824 s.f. having 3,824 of adequate condition space as defined by the Government standards.
- Buildings 42-48 contain a variety of roof systems including granular surfaced built up roof to reinforced rubber single ply roof all of different ages.
- Buildings 42-48 have overall height as follows:



- Building 42-65'
- Building 43-35'
- Building 44-33'
- Building 45-51'
- Building 46-53'
- Building 47-50'
- Building 48-32'

*Year Built*

- Building 42- 1962
- Building 43- 1962
- Building 44-1962
- Building 45-1967
- Building 46-1970
- Building 47- 1980
- Building 48- 1988

*Last Renovated*

- Building 42- 1992
- Building 43- 1987
- Building 44-Unknown
- Building 45-1988
- Building 46-1970
- Building 47- 1980
- Building 48- 1988

***Architectural***

*Historical Significance*

- None. These facilities are not in the NNMC Historic District.

*Structural Frame*

*General Condition A*

- Buildings 42-48 consist of a variety of structural systems including CMU bearing wall supporting steel roof structure, poured in place concrete frame with masonry infill, or poured in place concrete.

*Interior Partitions / Finishes*

*General Condition B*

- Gypsum board finished partitions and suspended acoustical tile ceilings.

*Asbestos*

*General Condition C*

- Unknown, no report on file.
- Visual review noted presence of 9"x9" floor tile and mastic which may contain asbestos.

*ADA*

*General Condition C*

- Buildings 42-48 were not reviewed for compliance with ADA requirements.

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*Life Safety*

*General Condition C*

- Construction Type
  - Type II
- Occupancy Classification
  - Occupancy- Business
- Means of Egress
  - Egress from the building occurs through stair enclosures, man doors located in the loading dock areas or the main entrance.

*Vertical Transport*

*General Condition C*

- 7 elevators

**Fire Protection**

*Site*

- Backflow Preventer *Unknown*

*Building*

- Sprinklers *General Condition B*
  - Buildings are fully sprinklered
- Fire Pump *General Condition N/A*
  - No fire pump
- Fire Alarm *General Condition A*

**Mechanical / Plumbing**

*Site*

- Backflow Preventer *General Condition B*
  - Back flow preventers are inside the building and on each make up water connection
- Central Chilled Water *General Condition B*
  - Building is on the base central plant
- Central Steam *General Condition B*
  - Building is on the base central plant

*Building*

- Domestic Water/Waste *General Condition B*
  - No deficiencies observed or noted
- Plumbing Fixtures *General Condition A*
- Roof Drains *General Condition B*
  - No deficiencies observed or noted
- Medical Gas *General Condition N/A*
- Natural Gas *General Condition N/A*
- Heating Systems *General Condition B*
  - Central station air handling units with hot water and steam coils

- Cooling Systems *General Condition B*
  - Central station air handling units with chilled water coils
- Fire Pump *General Condition N/A*
- Standpipe *General Condition B*
  - Located throughout the building

### **Electrical**

#### *Site*

- Site Lighting *General Condition B*
- Transformer *General Condition B*

#### *Building*

- Normal Power *General Condition C*
- Emergency Power *General Condition C*
- Lighting *General Condition B*
- Lightning Protection *General Condition B*
- Fire Alarm *General Condition C*
  - The facility has an old Fire Alarm System. The A/E was informed that the Fire Alarm System is going to be replaced.

### **Communication**

- Voice *General Condition B*
- Data *General Condition B*
- Public Address *General Condition B*
- Nurse Call *General Condition N/A*
- Television *General Condition N/A*
- Security *General Condition C*
  - The existing Security System appears to be in working condition. The A/E was informed that the Security System is going to be replaced.

### **Building 42-48 Overall Building Condition**

*General Condition C*

**Exterior C (Fair)** – The exterior of Buildings 42-48 is in fair condition. No deterioration of CMU masonry or poured in place concrete was noted. The raised ribbed metal panels visually appeared to be in good shape and the exposed CMU was also in good shape with no damage or paint peeling from the walls. Some of the buildings had water stains from rain washing down the walls and could be cleaned or repainted.

**Interior C (Fair)** – Due to its age, the interior of Buildings 42-48 are in fair condition. Over the years the buildings have been expanded which has led to an overall organization that is confusing and difficult to comprehend the buildings means of egress. The finishes have received normal wear and tear and are worn therefore recommended to be renovated.



## Building 50 – Medical Hold and Bachelors Quarters



### ***Key to General Conditions Assessment***

- General Condition A – Excellent; B – Good; C – Fair; D – Poor; E – Unacceptable  
N/A – Not Applicable

### ***Building Site***

#### *Location / Proximity*

*General Condition C*

- Building 50 is located on the southern third of the campus. It is directly across the road on the side of the main hospital and is backed up to the east side of Building 12.

#### *Topography / Drainage*

*General Condition C*

- The adjacent site immediately surrounding Building 50 is relative flat however beyond the exterior plaza located on the southeast side of the building, the site slopes very rapidly down toward the south and east until it reaches the adjacent secondary arterial perimeter road.
- The direction of the stormwater surface drainage around the building drains in all directions but is most severe along the steepest slopes on the south and east side of the building.
- The site has number of mature trees located immediately adjacent to the north side of the building and the open area located to the southeast.
- Landscaping includes small planting on the north and south side in the plaza area

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*Building Access*

*General Condition A*

- Vehicular access is only available on north side of Building 50.
- Pedestrian access is available on all sides of the building via ramp and stairs at the north entrance, and stairs from the south and east
- Wheelchair bound handicap access is available via a ramp previously added on the north side Building 50 for transportation of extended care patients from the main hospital
- Service access to the building is off the primary arterial road on the east side via a small entrance drive.

*Parking*

*General Condition E*

- There is no dedicated parking for the B.E.Q. within the immediate site. The closest parking area is Lot C adjacent to the NEX.
- Since there is no surface parking on the site parking is inadequate but is available in Building 54, the visitor parking garage, approximately one block northeast of Building 50.
- Handicap parking is not available
- The site is handicap accessible only on the north side of the building

**General Building Information**

*Current Building Function*

- Business-Residential

*General Building Configuration and Description*

- L shaped residential building having two rectangular shaped wings connected between with lobby and commons spaces. Building 50 contains 50,557 s.f. with 12,364 s.f. of substandard condition as defined by Government standards
- Three stories high with approximately 10'-4" floor-to-floor height for an overall height of 41'. There is also a partial basement utilized for mechanical equipment building storage
- Steel structure enclosed with brick veneer over CMU infill exterior wall with punched aluminum framed and glass horizontal sliding windows. Residential wings contain an exterior balcony with steel paneled railing providing access to the open steel stairs
- Roof system consists of an installed granulated ballasted hot mopped modified bituminous roofing system

*Year Built*

- According to NNMC records, 1968

*Last Renovated*

- N/A

**Architectural**

*Historical Significance*

- General character of Building 50 building appearance and materials deviates from the original embedded granular filled precast panel encased structures therefore has no historical significance. It is not located in the NNMC Historic District.

*Structural Frame*

*General Condition A*

- Steel structure with CMU infill

*Interior Partitions / Finishes*

*General Condition C*

- Interior partitions gypsum board and CMU are organized around a double loaded corridor system with rooms on either side of the corridor that connects to an exterior balcony.

*Asbestos*

*General Condition C*

- Asbestos present in building
- 1990 report on file

*ADA*

*General Condition C*

- Toilets do not comply with ADA standards
- No residential rooms are handicap accessible

*Life Safety*

*General Condition B*

- Construction Type
  - Type II (B)
- Occupancy Classification
  - Occupancy - Residential

*Means of Egress*

- Egress from the building occurs slightly above grade level through man door exits located at the ends of each residential wing as well as on storefront door exits located on each side of the main lobby/ commons spaces. Access to grade level is via concrete stairs on all sides of Building 50.
- Above ground egress consists of interior access corridors connected to an exterior balcony that leads to two open exterior steel stairs.

*Vertical Transport*

*General Condition B*

- No elevator is located within the facility
- Two unprotected open steel stairs communicating between the first and third floors

**Fire Protection**

*Site*

- Backflow Preventer
  - Unknown

*General Condition N/A*

*Building*

- Sprinklers

*General Condition B*

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- Fully sprinklered with a wet pipe system.
- Fire Pump *General Condition N/A*
  - Not applicable
- Fire Alarm *General Condition A*

***Mechanical / Plumbing***

*Site*

- Backflow Preventer *General Condition A*
  - Unknown
- Central Chilled Water *General Condition B*
  - Building is on the base central plant.
- Central Steam *General Condition B*
  - Building is on the base central plant.

*Building*

- Domestic Water/Waste *General Condition B*
  - No deficiencies were observed or reported.
- Plumbing Fixtures *General Condition B*
  - No deficiencies were observed or reported.
- Roof Drains *General Condition B*
  - No deficiencies were observed or reported.
- Medical Gas *General Condition A*
  - Not applicable
- Natural Gas *General Condition A*
  - Not applicable
- Heating Systems *General Condition C*
  - Steam to hot water converter, hot water heating coils in fan coil units and air handling units.
- Cooling Systems *General Condition C*
  - Chilled water cooling coils in fan coil units and air handling units.
- Fire Pump *General Condition N/A*
  - Not applicable
- Standpipe *General Condition N/A*
  - Unknown

***Electrical***

*Site*

- Site Lighting *General Condition B*
- Transformer *General Condition B*

*Building*

- Normal Power *General Condition B/D*



- Recently renovated facility has new panels and branch circuiting, but the main GE switchboard is very old and in poor condition.
- Emergency Power
- Lighting *General Condition B*
- Lightning Protection
- Fire Alarm *General Condition D*
  - The facility is served by a Cerberus Pyrotronics fire alarm system.

**Communication**

- Voice *General Condition B*
  - The facility is served by 300 pair copper. This feed will be replaced due to a splice failure in a manhole.
- Data *General Condition B*
  - The facility is served by 2 strand optical fiber. This feed will be replaced due to a splice failure in a manhole.
- Public Address *General Condition C*
  - The public address system is old, but is in working condition.
- Nurse Call *General Condition N/A*
- Television *General Condition B*
  - The television system appears to be in good condition.
- Security *General Condition N/A*

**Building 50 Overall Building Condition**

*General Condition C*

**Exterior C (Fair)** – The exterior of Building 50 is in fair condition. The overall condition of the building was good except for major areas of deterioration at balconies and balcony railings.

**Interior C (Fair)** – The interior of Building 50 is considered to only be in fair condition because the finishes are old and could be refurbished.



## Building 52 – Navy Lodge



### **Key to General Conditions Assessment**

- General Condition A – Excellent; B – Good; C – Fair; D – Poor; E – Unacceptable  
N/A – Not Applicable

### **Building Site**

#### *Location / Proximity*

*General Condition A*

- Building 52 is located on south side of the NNMC campus parallel to the security fence bordering the south property line. It is within a group of public supporting recreation and residential building functions including the Bowling Center (Building 56) to the west, Gym/ Fitness Center/ Pool on the northwest, Fisher Houses (Buildings 24, and Building 25) to the north and officer's housing (Building 39, Building 40, and Building 41) to the northeast.

#### *Topography / Drainage*

*General Condition C*

- The site where Building 52 is located is a multi-tiered site that slopes down steeply from east to west.
- The direction of the stormwater surface drainage matches the site slopes and is mostly in a west/ east direction. There is a stormwater retention area located on the north side of the building. Slopes are minimal at the parking lots located on the north, east and west side of the building but steep in between along the north and south side of the building.

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- The site has a few relatively young trees located immediately adjacent to the north and south side of the building.
- Remainder of landscaping includes sod between the building and the adjacent parking lots.

*Building Access*

*General Condition C*

- Vehicular access is available to Building 52 from the north via Stokes Road curving around between Building 23 and Building 52 as well as the primary adjacent north/ south arterial road that connect to the northeast parking lot and Grier Road beyond.
- Building 52 is available to pedestrians on all sides of the building but access occurs mostly through the main entrance on the northeast corner of the building.
- Wheelchair bound handicap access is available only on the south side of the building.
- Service access to the building is via the parking lot located on the southeast side of the building.

*Parking*

*General Condition A*

- Building 52 is surrounded by parking areas located on all sides except in the area of the retention area. Parking is greatest on the west side of the building where Building 52 shares spaces with Building 56 (Bowling Alley).
- The parking lots around Building 52 provide adequate parking for the building.
- Handicap parking is provided but does not totally comply with the ADA requirements.

**General Building Information**

*Current Building Function*

- Residential

*General Building Configuration and Description*

- C shaped building having 106 residential rooms for a total of 74,020 s.f. According to NNMC records, there is 74,077 s.f. of adequate condition space.
- Building 52 is an original 1 story lobby and 5 story residential wing connected to 6 story residential wing addition with an overall height of 61'.
- The building consists of multiple types of structures including steel structure in one story area and concrete structure in residential wings enclosed with brick veneer penetrated with aluminum and fixed glass over awning windows. Embedded aggregate precast panels surround the base of the building below the brick veneer.
- Roof system consists of a sloped standing seam metal roof over the original structure and a flat roof over the addition.

*Year Built*

- According to NNMC records, 1971

*Last Renovated*

- 2000

## **Architectural**

### *Historical Significance*

- General character of the building design has different materials and appearance from the original structures constructed therefore there is no historical significance to Building 52. It is not located in the NNMC Historic District.

### *Structural Frame*

*General Condition A*

- Overall structural system is post and beam system of steel and concrete.

### *Interior Partitions / Finishes*

*General Condition A*

- Partitions are organized into a double loaded corridor system with room on either side of the corridor and consist of gypsum board and metal studs.

### *Asbestos*

*General Condition C*

- Unknown
- No report on file

### *ADA*

*General Condition C*

- Toilets in new addition comply with ADA standards.
- Building 52 includes 7 residential rooms designed to comply with ADA standards. With the total room count being over 100 rooms, the quantity of ADA rooms does not comply with ADA standards.

### *Life Safety*

*General Condition A*

- Construction Type
  - Type II(B)
- Occupancy Classification
  - Occupancy - Residential R-1/IBC; Hotel and Dormitory/LSC
- Means of Egress
  - Egress from the building occurs at the east and west side of the building via vertical stair enclosures.

### *Vertical Transport*

*General Condition B*

- Two passenger elevators serve the facility and access all floors except the garden level.

## **Fire Protection**

### *Site*

- Backflow Preventer – Located within the building. *General Condition N/A*

### *Building*

- Sprinklers – Fully sprinklered. *General Condition A*
- Fire Pump – Not Applicable *General Condition N/A*
- Fire Alarm *General Condition A*

### ***Mechanical / Plumbing***

#### *Site*

- Backflow Preventer *General Condition A*
  - In two separate mechanical rooms.
- Central Chilled Water *General Condition N/A*
  - Not connected to the Base Central Plant
- Central Steam *General Condition N/A*
  - Not connected to the Base Central Plant

#### *Building*

- Domestic Water/ Waste *General Condition A*
- Plumbing Fixtures *General Condition A*
- Roof Drains *General Condition A*
  - No problems observed or reported.
- Medical Gas *General Condition N/A*
  - Not Applicable
- Natural Gas *General Condition A*
  - No problems observed or reported. Natural gas serves gas heat on RTU's and domestic water heaters.
- Heating Systems *General Condition A*
  - Central AHU's in common areas with "Thru-the-wall" units in the guest rooms.
- Cooling Systems *General Condition A*
  - Central AHU's in common areas with "Thru-the-wall" units in the guest rooms.
- Fire Pump *General Condition A*
  - Not Applicable
- Standpipe *General Condition A*
  - Combination Sprinkler/Standpipe in the stair wells.

### ***Electrical***

#### *Site*

- Site Lighting *General Condition B*
- Transformer *General Condition B*

#### *Building*

- Normal Power *General Condition B*
  - Original building GE main is in good condition and the new addition Seimens panel is in very good condition.
- Emergency Power *General Condition B*
  - Transfer switch in good condition and generator is in fair condition.
- Lighting *General Condition C/B*

- The original building's lighting is in fair condition; fixtures use old T-12 fluorescent lamps. The new addition lighting is in good condition.
- Lightning Protection
- Fire Alarm *General Condition C*
  - The facility is served by an old Simplex 4020 fire alarm system.

**Communication**

- Voice *General Condition A*
  - A new voice system is currently being installed.
- Data *General Condition A*
  - A new data system is currently being installed.
- Public Address *General Condition N/A*
- Nurse Call *General Condition N/A*
- Television *General Condition A*
  - A new television system is currently being installed.
- Security *General Condition B*
  - The facility has a card access system.

**Building 52 Overall Building Condition**

*General Condition B*

**Exterior B (Good)** – The exterior of Building 52 is in good condition as no major areas of deterioration were noted in the brick veneer, precast or windows.

**Interior B (Good)** – The interior of Building 52 is in good condition. Finishes visually appear to be in good condition and well maintained.





## Building 53 – Environmental Health Effects Lab



### **Key to General Conditions Assessment**

General Condition    A – Excellent; B – Good; C – Fair; D – Poor; E – Unacceptable  
N/A – Not Applicable

### **Building Site**

#### *Location / Proximity*

*General Condition B*

- Building 53 is located in the northeast quadrant of the NNMC campus along Taylor Road between Admin ( USUHS) Building 28 and Training Center (Bldg 141).

#### *Topography / Drainage*

*General Condition B*

- Building 53 is located on a site that is relatively flat on the front or northwest side of the building along Taylor Road slopes fairly severely down toward the southeast on either side of the building, and gently slopes down in the rear of the building in the direction of the ravine.
- Stormwater surface drainage runs in the same direction as the grades mostly in a northeast/ southwest direction.
- The site has a few mature trees located on the northwest side of the building between the main entrance and the sidewalk.
- Remainder of landscaping includes small shrubs near the main entrance and sod between Taylor Road and the building.

#### *Building Access*

*General Condition A*

- Vehicular access to Building 53 is primarily from the west along Taylor Road.
- Pedestrian access to Building 53 is either from the sidewalk on the northwest side of the building or the adjacent parking lot behind the building.
- Wheelchair bound handicap access is not available to Building 53.
- Service access to Building 53 is available from the parking lot in the rear of the building via the entrance drive located between Building 53 and Building 141.

*Parking*

*General Condition A*

- Surface parking is located on the southeast side of Building 53.
- The number of parking spaces is adequate. Additional overflow parking is located in the contiguous parking lot to the northeast.
- Handicap parking is not available and the site is not handicap accessible.

**General Building Information**

*Current Building Function*

- Business. Some of the facility is vacant.

*General Building Configuration and Description*

- Rectangular shaped building with 35,209 s.f. having 398 s.f. of adequate space as defined by Government standards.
- Building 53 is two stories high with an overall height of 86.'
- Concrete structure enclosed ribbed panel concrete walls and smooth precast concrete panels above having a large rectangular punched aluminum framed and fixed glass entry.
- Roof system consists of granular surfaced built up roof.

*Year Built*

- According to NNMC records, 1976.

*Last Renovated*

- 1989

**Architectural**

*Historical Significance*

- General character of the building design, appearance and materials is very different from any of the other historically significant buildings on the NNMC campus. It is located in the NNMC Historic district and is a non-contributing historic structure as identified in the 2002 Integrated Cultural Resource Management Plan (ICRMP).

*Structural Frame*

*General Condition B*

- Overall structural system is poured in place concrete foundation, ribbed panel poured in place concrete walls, poured in place concrete floors. First floor structural system consist of steel framed post and beam system with open web bar joists and metal decking at roof.
- Ground floor mechanical equipment area includes an elevated steel framed post and beam mezzanine floor above the ground floor.

*Interior Partitions / Finishes*

*General Condition B*

- Ground floor is divided up with an access corridor to equipment storage areas. Partitions on this level are primarily CMU.

- First floor partitions are organized around a race track corridor system that includes offices and laboratories on either side of the corridors. Partitions consist of gypsum board on metal studs or CMU.

*Asbestos*

*General Condition N/A*

- According to NNMC records, Building 53 is asbestos free
- Report on file

*ADA*

*General Condition B*

- Toilets do not comply with ADA standards
- Elevator does not comply with handicap accessibility requirements
- No handicap ramp at front entry

*Life Safety*

*General Condition B*

- Construction Type
  - Type II (B)
- Occupancy Classification
  - Occupancy - Business
- Means of Egress
  - Egress from the building occurs at two sides of the building, the northwest via the main entrance or the southeast via man doors from stair enclosures or on grade man doors.
  - First floor is approximately 1/2 level above the main entrance level and is accessible via an open monumental stair.

*Vertical Transport*

*General Condition B*

- One small passenger elevator
- One freight elevator
- Two vertical stair enclosures

**Fire Protection**

*Site*

- Backflow Preventer

*General Condition A*

*Building*

- Sprinklers
- Fire Pump
- Fire Alarm

*General Condition A*

*General Condition A*

*General Condition A*

**Mechanical / Plumbing**

*Site*

- Backflow Preventer - Unknown
- Central Chilled Water – Not on the Base Central Plant
- Central Steam – On the Base Central Plant

*General Condition A*

*General Condition A*

*General Condition A*

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**Building**

- Domestic Water/ Waste *General Condition A*
  - No observed or reported problems
- Plumbing Fixtures *General Condition C*
  - Original fixtures from original construction.
- Roof Drains *General Condition A*
  - No observed or reported problems
- Medical Gas *General Condition C*
  - Some gas piping present that was associated with the dive chamber but they are no longer in service.
- Natural Gas *General Condition N/A*
  - Not Applicable
- Heating Systems *General Condition C*
  - Central Station Air Handling Units with hot water heating coils.
- Cooling Systems *General Condition A*
  - Central Station Air Handling Units with chilled water cooling coils and water cooled chilling unit and cooling tower.
- Fire Pump *General Condition N/A*
  - Not Applicable
- Standpipe *General Condition A*
  - In Stairwells

**Electrical**

**Site**

- Site Lighting *General Condition B*
- Transformer *General Condition C*

**Building**

- Normal Power *General Condition C*
- Emergency Power
- Lighting *General Condition B*
- Lightning Protection
- Fire Alarm *General Condition D*
  - The facility is served by an old fire alarm system consisting of a few emergency pull stations but no notification devices.

**Communication**

- Voice *General Condition B*
  - The facility is served by 200 pair copper.
- Data *General Condition B*
  - The data to the facility appears to be in good condition.
- Public Address *General Condition N/A*
- Nurse Call *General Condition N/A*

- Television *General Condition N/A*
- Security *General Condition C*
  - The facility has an old CCTV camera system throughout.

***Building 53 Overall Building Condition*** *General Condition C*

**Exterior C (Fair)** – The exterior of Building 53 is in fair condition as the precast panels were showing no major areas of deterioration.

**Interior C (Fair)** – The interior of Building 53 is in fair condition because most of the partitions and finishes are old with the exception of relatively new ceiling and floor finishes.



## **Building 54 – N. Garage / Warehouse / Admin.**



### **Key to General Conditions Assessment**

- General Condition A – Excellent; B – Good; C – Fair; D – Poor; E – Unacceptable  
N/A – Not Applicable

### **Building Site**

#### *Location / Proximity*

*General Condition A*

- Building 54 is located near the center of the NNMC campus just east of the main hospital. It is bounded on the west side by a primary north/ south arterial road known as R. B. Brown Drive, on the east side with another primary north/south arterial road known as East Palmer Road, and on the north as well as south by open space landscaped areas.

#### *Topography / Drainage*

*General Condition B*

- The site Building 54 occupies is slightly higher at the north end and slopes down in a north/ south direction for approximately the first 25% of the length of the building. Beyond that the grades are relatively flat with a very minimal slope for the remainder of the length of the garage.
- The direction of the stormwater surface drainage follows the grades and is generally north to south except at each end where it slopes from the west to east down to East Palmer Road.

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- With the parking garage occupying most of the site there is minimal landscaping except along the east and west side between the garage and the sidewalk and the north and south side where there is a few mature trees with sod in the adjacent open spaces.

*Building Access*

*General Condition A*

- Vehicular access to and from Building 54 occurs on the west side of the building from Brown Road.
- Pedestrian access to Building 54 is available from the west side of the building via exterior stairs, elevators or the vehicular ramps located near the north and south ends of the garage.
- Wheelchair bound handicap access is available only on the west side via elevators.
- Loading docks are located on the east side of the building and accessible at the southeast end of the building via East Palmer Road.
- There is an underground tunnel connecting Building 54 to Building 55.

*Parking*

*General Condition A*

- Building 54 contains 6 levels of parking including the roof of the garage.
- The total number of parking spaces in Building 54 is 778 spaces.
- Handicap parking is not available in Building 54.

**General Building Information**

*Current Building Function*

- Storage/ Business

*General Building Configuration and Description*

- Building 54 is a rectangular shaped mixed occupancy open garage with 12 split level stories of parking and storage/ business occupancies below for a total 330,040 s.f. with 265,198 adequate condition space as defined by the Government standards.
- Poured in place post and beam concrete structure with precast double T reinforced concrete slabs enclosed with embedded aggregate precast concrete panels. In the first two levels the structure is enclosed with brick infill and rectangular shaped aluminum and fixed glass storefront where the business occupancy is located.
- Building 54 does not have a roof system. The roof level is the same concrete structure as the remainder of the floors below but the concrete is sealed to eliminate the amount of water infiltration below the roof level.

*Year Built*

- According to NNMC records, 1977

*Last Renovated*

- 1977



## **Architectural**

### *Historical Significance*

- General character of the building design and materials is of the same materials the original buildings were constructed of therefore they are in keeping with the original design theme. It is located in the NNMC Historic district and is a non-contributing historic structure as identified in the 2002 Integrated Cultural Resource Management Plan (ICRMP).

### *Structural Frame*

*General Condition B*

- Overall structural system is post and beam.
- Basement, first floor, and roof are constructed of poured in place concrete pan system.
- Exterior and interior columns are poured in place concrete.

### *Interior Partitions / Finishes*

*General Condition C*

- Business occupancy is an open area with gypsum board and metal stud partitions around a central core toilet area.

### *Asbestos*

*General Condition N/A*

- Unknown, no report on file.

### *ADA*

*General Condition C*

- Toilets in the business occupancy generally comply but do not totally comply with ADA requirements.

### *Life Safety*

*General Condition A*

- Construction Type
  - Type I(A)
- Occupancy Classification
  - Mixed Occupancy - Business/ Storage
- Means of Egress
  - Means of egress occurs from Building 54 is via two exterior stair enclosures.

### *Vertical Transport*

*General Condition B*

- Two elevators are located on the west side of the building.
- Two exterior glass enclosed stair enclosures are located on the west side of the building.
- Interior vertical transportation is via vehicular ramps located between the split level parking areas.

## **Fire Protection**

### *Site*

- Backflow Preventer – Unknown

### *Building*

- Sprinklers – Occupied Areas Sprinklered

*General Condition A*

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- Fire Pump – Not Applicable *General Condition A*
- Fire Alarm *General Condition A*

***Mechanical / Plumbing***

*Site*

- Backflow Preventer - Unknown *General Condition A*
- Central Chilled Water *General Condition A*
  - Connected to the Base Central Plant
- Central Steam *General Condition A*
  - Connected to the Base Central Plant

*Building*

- Domestic Water/ Waste – Original equipment, old *General Condition C*
  - Plumbing Fixtures *General Condition B*
    - Original fixtures, old and outdated
- Roof Drains *General Condition A*
  - No deficiencies observed or reported
- Medical Gas *General Condition N/A*
  - Not Applicable
- Natural Gas *General Condition N/A*
  - Not Applicable
- Heating Systems *General Condition B*
  - Central station AHU's with heating coils on lowest level. Hot water baseboard heaters on exterior walls of occupied floors.
- Cooling Systems *General Condition B*
  - Central station AHU's with cooling coils on lowest level.
- Fire Pump *General Condition B*
  - Not Applicable
- Standpipe *General Condition B*
  - In Stairwells

***Electrical***

*Site*

- Site Lighting *General Condition B*
- Transformer *General Condition B*

*Building*

- Normal Power *General Condition C*
- Emergency Power *General Condition C*
  - 187KVA Cat generator
- Lighting *General Condition C*
- Lightning Protection *General Condition A*

- Fire Alarm *General Condition D*
  - The facility has an old Notifier fire alarm system in need of replacement.

**Communication**

- Voice *General Condition B*
  - The copper to the facility appears to be in good condition.
- Data *General Condition B*
  - The optical fiber to the facility appears to be in good condition.
- Public Address *General Condition N/A*
- Nurse Call *General Condition N/A*
- Television *General Condition N/A*
- Security *General Condition N/A*

**Building 54 Overall Building Condition** *General Condition B*

**Exterior B (Good)** – The exterior of Building 54 is in good condition. Overall, the precast panels have remained intact with a few areas where the concrete is spalled off from the deterioration of the panel reinforcing steel. Other areas of deterioration include the building expansion joints which should be repaired.

**Interior B (Good)** – The interior of Building 54 is in good condition. No significant cracking was noted in the parking areas. Finishes in the business areas are also in good condition.



## Building 55 – S. Garage / Generators / Warehouse



### ***Key to General Conditions Assessment***

- General Condition    A – Excellent; B – Good; C – Fair; D – Poor; E – Unacceptable  
                                  N/A – Not Applicable

### ***Building Site***

#### *Location / Proximity*

*General Condition A*

- Similar to Building 54, Building 55 is located near the center of the NNMC campus just east of the main hospital. It is also bounded on the west side by a primary north/ south arterial road known as R. B. Brown Drive, on the east side with another primary north/south arterial road known as East Palmer Road, and on the north as well as south by open space landscaped areas.
- The first level of the garage has a direct connection to the main hospital via an underground pedestrian tunnel. The tunnel serves not only for pedestrian access but also supplies utilities to the main hospital.

#### *Topography / Drainage*

*General Condition B*

- Building 55 site is flat but slope except where the grade slopes from a south to north direction.
- The direction of the storm water surface drainage follows the grades and is generally south to north at the south end where it reaches the lowest elevation on the east side about 1/2 of the length of the garage and north to south at the north end where it slopes north to south until it reaches the low point along the east

side. Grades at the north and south end of the garage slope from west to east in the direction of the ravine.

- There is minimal landscaping around the garage because similar to Building 54 it covers most of the site. There are a few trees along the east and west side between the garage and the sidewalk. On the north and south side there are a few mature trees with sod in the adjacent open spaces.

#### *Building Access*

#### *General Condition A*

- Vehicular access to and from Building 55 occurs on the west side of the building from Brown Road. It can be accessed from either the north or the south.
- Pedestrian access to Building 55 is available from the west side of the building via exterior stairs, elevators or the vehicular ramps located near the north and south ends of the garage.
- Wheelchair bound handicap access is available only on the west side via elevators.
- Loading docks are located on the east side of the building and accessible at the northeast end of the building via East Palmer Road.
- There is an underground tunnel connecting Building 55 to Building 54.

#### *Parking*

#### *General Condition A*

- Building 55 contains 6 levels of parking including the roof of the garage.
- The total number of parking spaces in Building 55 is 964 total spaces with 116 reserved and 32 handicap parking spaces.

### **General Building Information**

#### *Current Building Function*

- Storage/ Business

#### *General Building Configuration and Description*

- Building 55 is a rectangular shaped mixed occupancy open garage with 11 split level stories of parking and medical storage below for a total 386,107 s.f. with 363,350 adequately conditioned space as defined by the Government standards.
- Poured in place post and beam concrete structure with precast double T reinforced concrete slabs enclosed with embedded aggregate precast panels above the first level which is enclosed with brick infill at the medical storage area.
- Building 55 is similar to Building 54 in that it does not have a roof system. The roof level is the same concrete structure as the remainder of the floors below but the concrete is sealed to eliminate water infiltration to the level below.

#### *Year Built*

- According to NNMC records, 1980

#### *Last Renovated*

- N/A

### **Architectural**

#### *Historical Significance*

- General character of the building design and materials is of the same materials the original buildings were constructed of therefore they are in keeping with the original design theme. It is located in the NNMC Historic district and is a non-contributing historic structure as identified in the 2002 Integrated Cultural Resource Management Plan (ICRMP).

*Structural Frame*

*General Condition B*

- Overall structural system is concrete post and beam with concrete columns and beams supporting reinforced concrete precast double T floor structure.

*Interior Partitions / Finishes*

*General Condition C*

- Business occupancy is small area within the elevator tower that serves to house the Fire Chief.

*Asbestos*

*General Condition N/A*

- Unknown, no report on file

*ADA*

*General Condition C*

- Some ADA upgrades have occurred such as adding handicap spaces and improving accessibility.

*Life Safety*

*General Condition A*

- Construction Type
  - Type I(B)
- Occupancy Classification
  - Mixed Occupancy - Business/Storage
- Means of Egress
  - Means of egress occurs from Building 54 is via two exterior stair enclosures.

*Vertical Transport*

*General Condition B*

- Two elevators are located on the west side of the building.
- Two exterior glass enclosed stair enclosures are located on the west side of the building. The west side of one of the stair towers has aluminum and glass enclosed elevated bridge connecting directly into the main hospital.
- Interior vertical transportation is via vehicular ramps located between the split level parking areas.

**Fire Protection**

*Site*

- Backflow Preventer – Unknown *General Condition A*

*Building*

- Sprinklers *General Condition B*
  - Occupied portion of the building is sprinklered with a wet pipe system. The loading dock is protected with a dry pipe system.
- Fire Pump – Not Applicable *General Condition N/A*
- Fire Alarm *General Condition A*

### ***Mechanical / Plumbing***

#### *Site*

- Backflow Preventer *General Condition N/A*
  - Condition and location unknown
- Central Chilled Water *General Condition B*
  - Occupied portions are connected to the base central plant.
- Central Steam *General Condition B*
  - Occupied portions are connected to the base central plant.

#### *Building*

- Domestic Water/ Waste *General Condition B*
  - Systems are from the original construction and are old and worn.
- Plumbing Fixtures *General Condition B*
  - Fixtures are from the original construction and are old and dated.
- Roof Drains *General Condition A*
  - No deficiencies were observed or reported.
- Medical Gas *General Condition N/A*
  - Not Applicable
- Natural Gas *General Condition N/A*
  - Not Applicable
- Heating Systems *General Condition B*
  - Occupied area served with central AHU and baseboard heat on exterior wall.
- Cooling Systems *General Condition B*
  - Occupied area served with central AHU with cooling coils.
- Fire Pump *General Condition N/A*
  - Not Applicable
- Standpipe *General Condition A*
  - In stairwells.

### ***Electrical***

#### *Site*

- Site Lighting *General Condition B*
- Transformer *General Condition B*

#### *Building*

- Normal Power *General Condition B*
- Emergency Power *General Condition C*
  - Generator system that serves Hospital buildings 9 and 10. Four 750KW ConDiesel generators and paralleling switchgear.
- Lighting *General Condition B*
- Lightning Protection
- Fire Alarm *General Condition D*



- The fire alarm system is old and in bad shape.

**Communication**

- Voice *General Condition B*
  - The facility is served by 50 pair copper.
- Data *General Condition B*
  - The facility is served by 4 strands of optical fiber.
- Public Address *General Condition B*
  - The public address system appears to be in good condition.
- Nurse Call *General Condition N/A*
- Television *General Condition N/A*
- Security *General Condition N/A*

**Building 55 Overall Building Condition**

*General Condition C*

**Exterior C (Fair)** – The exterior of Building 55 is in fair condition. Similar to Building 54, the precast panels have remained intact with also a few areas where the concrete is spalled off from the deterioration of the panel reinforcing steel. Other areas of deterioration include the building expansion joints which should be repaired.

**Interior C (Fair)** – The interior of Building 55 is in fair condition. No significant cracking was noted in the parking areas. Finishes in the business areas are also in fair condition.



## Building 56 – Bowling Alley



### **Key to General Conditions Assessment**

General Condition     A – Excellent; B – Good; C – Fair; D – Poor; E – Unacceptable  
N/A – Not Applicable

### **Building Site**

#### *Location / Proximity*

*General Condition A*

- Building 56 is located in the southern portion of the NNMCC campus in a group of recreational support facilities. It is surrounded by the Gym Fitness Pool Center (Building 23) to the north, Child Development Center (Building 26) to the southwest, the Navy Lodge (Building 52) to the east and tennis courts to the southeast.

#### *Topography / Drainage*

*General Condition C*

- Similar to other buildings on the NNMCC campus, Building 56 is semi recessed below grade. The site has been graded into multi tiered levels to accommodate the various exits from the building. General direction of the site slopes from east to west in the direction of the ravine.
- The direction of the stormwater surface drainage is on to the site from the higher surrounding areas to the north and east into a swale located on the northeast side of the building near the main entrance.

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- The site is relatively open with the exception of the heavily wooded area on the west side and a few small trees located on the north and east side.
- The area around Building 57 is landscaped with sod except at the wood framed entry walk and deck.

*Building Access*

*General Condition A*

- Building 56 vehicular access occurs from the north from Stokes Road via secondary arterial road which leads to the Child Development Center and the Bowling Center.
- Pedestrian access to Building 56 is via wood framed and unpaved walks from the adjacent parking lots located west and east of the building.
- Wheelchair bound handicap access is not available to Building 56.
- Service access to the building is only available via a small paved parking lot located on the west side of the building.

*Parking*

*General Condition A*

- Surface parking is located primarily on the east side of Building 56 but there is also a small parking lot on the west side of the building.
- The number of parking spaces is adequate for the size of the facility.
- Handicap parking is unavailable.

**General Building Information**

*Current Building Function*

- Business

*General Building Configuration and Description*

- Rectangular shaped building with 18,215 s.f., having 17,237 s.f. of adequate condition as defined by the Government standards.
- One story high with mechanical in basement having an overall height of 23'.
- Steel post and beam structure with metal deck on unprotected bar joist and steel framing enclosed with brick veneer on CMU and ribbed metal fascia panels.
- Roof system is standing seam metal roof. Different colors indicate there may be deficiencies in the finish of the existing roof system.

*Year Built*

- According to NNMC records, 1979

*Last Renovated*

- N/A

**Architectural**

*Historical Significance*

- General character of the building design is different materials and appearance than the original campus. It is not located in the NNMC Historic District.

*Structural Frame*

*General Condition A*

- Overall structural system is unprotected steel post and beam with steel joists supported by the beams.

*Interior Partitions / Finishes*

*General Condition C*

- Interior partitions are minimal as the interior of the building is primarily open. Partitions around the restrooms, game room, office and restaurant are gypsum board on metal studs.

*Asbestos*

*General Condition N/A*

- No asbestos present in building.
- Report on file.

*ADA*

*General Condition C*

- Existing public toilets generally comply but do not totally comply with ADA requirements.

*Life Safety*

*General Condition A*

- Construction Type
  - Type II (B)
- Occupancy Classification
  - Occupancy - Business
- Means of Egress
  - Egress from the building occurs at the main entrance and 2 secondary exits through man doors located at the east and west end of the bowling alleys.

*Vertical Transport*

*General Condition N/A*

- N/A

**Fire Protection**

*Site*

- Backflow Preventer
  - Unknown

*Building*

- Sprinklers *General Condition A*
  - Fully sprinklered with a wet pipe system
- Fire Pump *General Condition N/A*
  - Not Applicable
- Fire Alarm *General Condition A*

**Mechanical / Plumbing**

*Site*

- Backflow Preventer *General Condition A*
  - BFP on domestic water, inside building.
- Central Chilled Water *General Condition B*

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- Building is on the base central plant
- Central Steam *General Condition N/A*
  - Building is not on the base central plant. It was recently removed due to numerous steam main leaks outside of the building.

**Building**

- Domestic Water/Waste *General Condition B*
  - No deficiencies noted or reported.
  - Plumbing Fixtures *General Condition B*
- Roof Drains *General Condition N/A*
  - Not Applicable; sloped metal roof.
- Medical Gas *General Condition N/A*
  - Not Applicable
- Natural Gas *General Condition A*
  - Serves new heating and water heating systems
- Heating Systems *General Condition B*
  - New front-end heating equipment, existing distribution equipment.
- Cooling Systems *General Condition B*
  - No deficiencies noted or reported.
- Fire Pump *General Condition A*
  - Not Applicable
- Standpipe *General Condition N/A*
  - No standpipes

**Electrical**

**Site**

- Site Lighting *General Condition B*
- Transformer *General Condition B*

**Building**

- Normal Power *General Condition B*
- Emergency Power
- Lighting *General Condition B*
- Lightning Protection
- Fire Alarm *General Condition B*
  - The facility is served by a Notifier AFP-100 fire alarm system.

**Communication**

- Voice *General Condition C*
  - The facility is served by 150 pair copper.
- Data *General Condition B*
  - The data system appears to be in good condition.
- Public Address *General Condition N/A*

- Nurse Call *General Condition N/A*
- Television *General Condition N/A*
- Security *General Condition N/A*

***Building 56 Overall Building Condition*** *General Condition B*

**Exterior B (Good)** – The exterior of Building 56 is in good condition as no cracking in the brick veneer or deterioration of metal wall panels was noted. The metal roof is of two different colors which indicate either the sections were put on at different times or there may be an issue with the metal panel finish.

**Interior B (Good)** – The interior of Building 56 is in good condition although the finishes are dated.





## Building 57 – NEX



### Building 57 Recommendations

#### **Key to General Conditions Assessment**

- General Condition A – Excellent; B – Good; C – Fair; D – Poor; E – Unacceptable  
N/A – Not Applicable

#### **Building Site**

##### *Location / Proximity*

*General Condition A*

- Building 57 is located in the southwest of the NNMC campus in an area with other public use functions such as the child development center and the bowling center. Except for Building 12 located on the north side of the NEX parking lot and the fast food restaurant with adjacent gas station to the east, there are no other structures in the near vicinity of the building.

##### *Topography / Drainage*

*General Condition C*

- The site where Building 57 has been located is man made by cutting out the gently rolling slopes surrounding the building therefore the site is relatively flat throughout the site. Along the north and south side of the site as well as the west wall of the NEX building, a retaining wall approximately 10' high restrains the adjacent built up grade.
- The direction of the stormwater surface drainage is on to the site from the higher surrounding areas and through the site in a southeast direction toward the adjacent ravine.

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- The site has a minimal number of mature trees located in the parking lot islands and is heavily wooded directly to the west of the building.
- Landscaping around Building 57 consists of small planting spread around the entry side of the building and sod in some of the parking lot islands.

*Building Access*

*General Condition A*

- Vehicular access to Building 57 occurs either from the southwest direction or northeast direction via Gunnel Road which runs along the southeast side of the site.
- The direction of pedestrian access is from the parking lot located to the east of the building or matches the direction of the vehicular access along a sidewalk running parallel to Gunnel Road.
- Wheelchair bound handicap access is available from the parking lot located east of Building 57
- Service access to the building is via a small paved service drive located on the south side of Building 57.

*Parking*

*General Condition A*

- Surface parking is located primarily on the east side of Building 57.
- The number of parking spaces is adequate for the size of the facility.
- Handicap parking is available but not in compliance with handicap accessibility requirements.

**General Building Information**

*Current Building Function*

- Mercantile

*General Building Configuration and Description*

- Irregular trapezoid shaped building with 48,029 s.f., having 3,819 s.f. of adequate condition space as defined by the Government standards.
- One story high with an overall height of 28'.
- Steel post and beam structure enclosed with embedded aggregate precast panels above brick veneer on CMU with aluminum framed and glass storefront entry doors and adjacent aluminum framed and glass.
- Roof surface was not accessible therefore unavailable for review. Previous reports indicate the roof system consists of an old granular surfaced built up roof system over much of the roof with a small area having a single ply roof system.

*Year Built*

- According to NNMC records, 1979

*Last Renovated*

- 1987

**Architectural**

*Historical Significance*

- General character of the building design is different materials and appearance than the original campus. It is not located in the NNMC Historic District.

*Structural Frame*

*General Condition A*

- Overall structural system is unprotected steel post and beam with steel joists supported by the beams

*Interior Partitions / Finishes*

*General Condition C*

- Interior partitions are minimal as the interior of the building is primarily open. Partitions around the cashier, toilets and other partitions separating spaces consist of gypsum board on metal stud framing

*Asbestos*

*General Condition N/A*

- No asbestos present in building.
- Report on file.

*ADA*

*General Condition C*

- Existing public toilets do not comply with ADA requirements.

*Life Safety*

*General Condition A*

- Construction Type
  - Type II(B)
- Occupancy Classification
  - Occupancy - Mercantile
- Means of Egress
  - Egress from the building occurs primarily at the main entrance and exit to the building however there are secondary exits located along the southeast and northeast side of Building 57.

*Vertical Transport*

*General Condition N/C*

- N/A

**Fire Protection**

*Site*

- Backflow Preventer
  - Unknown

*Building*

- Sprinklers *General Condition A*
  - Fully Sprinklered
- Fire Pump *General Condition N/A*
  - Not Applicable
- Fire Alarm *General Condition A*

### ***Mechanical / Plumbing***

#### *Site*

- Backflow Preventer *General Condition N/A*
  - Unknown
- Central Chilled Water *General Condition A*
  - Connected to the base central plant.
- Central Steam *General Condition A*
  - Connected to the base central plant

#### *Building*

- Domestic Water/ Waste *General Condition B*
  - Original plumbing lines, old and starting to wear.
- Plumbing Fixtures *General Condition B*
  - Original fixtures.
- Roof Drains *General Condition N/A*
  - No deficiencies noted or reported
- Medical Gas *General Condition N/A*
  - Not Applicable
- Natural Gas *General Condition N/A*
  - Not Applicable
- Heating Systems *General Condition B*
  - Central station AHU's with heating coils.
- Cooling Systems *General Condition B*
  - Central station AHU's with cooling coils.
- Fire Pump *General Condition N/A*
  - Not Applicable
- Standpipe *General Condition C*
  - Sprinklered only, no standpipes observed.

### ***Electrical***

#### *Site*

- Site Lighting *General Condition B*
- Transformer *General Condition B*

#### *Building*

- Normal Power *General Condition C/D*
  - The old 1600 Westinghouse main is in poor condition. The old Siemens motor control center is in poor condition. Late 1970s equipment.
- Emergency Power
- Lighting *General Condition B*
- Lightning Protection
- Fire Alarm *General Condition B*

- The facility is served by a Notifier AFP-200 fire alarm system.

**Communication**

- Voice *General Condition B*
  - The facility is served by 300 pair copper.
- Data *General Condition B*
  - The facility is served by 12 strands optical fiber.
- Public Address *General Condition B*
  - The public address is in good condition according to employees.
- Nurse Call *General Condition N/A*
- Television *General Condition N/A*
- Security *General Condition B*
  - The facility has domes CCTV cameras throughout.

**Building 57 Overall Building Condition** *General Condition B*

**Exterior B (Good)** – The exterior of Building 57 is in good condition. No deterioration of precast, brick veneer, or storefront was noted.

**Interior C (Fair)** – The interior of Building 57 is in relatively fair condition as the finishes are somewhat worn from the heavy use of the building function. Upgrading would require not only refurbishment of the finishes, but also renovation of the toilets to comply with ADA requirements.



## Building 59 – Diving Tank (USUHS)



### Key to General Conditions Assessment

- General Condition A – Excellent; B – Good; C – Fair; D – Poor; E – Unacceptable  
N/A – Not Applicable

### **Building Site**

#### *Location / Proximity*

*General Condition C*

- Building 59 is located in the northeast quadrant of the NNMCC. It is surrounded by Building 79 to the southwest, Building 53 to the northwest and is adjacent to Building 141.

#### *Topography / Drainage*

*General Condition A*

- Building 59 is located on a site that is relatively flat but slopes slightly down toward the southeast in the direction of the ravine.
- Stormwater surface drainage runs in the same direction as the grades mostly in a northeast/ southwest direction.
- No trees are located on Building 59 site.
- Remainder of landscaping includes minimal sod between the building and the adjacent curbs.

#### *Building Access*

*General Condition D*

- Vehicular access to Building 59 is from the northeast via the entrance drive between Building 59 and Building 141.
- Pedestrian access to Building 59 is from the sidewalk that is parallel to the entrance drive and adjacent parking areas around the building.
- Wheelchair bound handicap access is available to Building 59 via the sidewalk located on the northeast side of the building.
- Service access to Building 59 is available from the parking lot in the rear of the building via the entrance drive located between Building 53 and Building 141.

*Parking*

*General Condition B*

- Surface parking is located on the southeast side of Building 59.
- The number of parking spaces is adequate. Additional overflow parking is located in the contiguous parking lot northeast of Building 59.
- Handicap parking is not available but the site is handicap accessible only from the curb ramp at the sidewalk located on the east side of the building.

**General Building Information**

*Current Building Function*

- None. Currently vacant. Previously occupancy classification was Business.

*General Building Configuration and Description*

- Irregular rectangular shaped building with 5,036 total s.f. having 1,920 s.f. of adequate space as defined by Government standards.
- Building 59 is two stories high with an overall height of 26'
- Poured in place concrete, masonry and steel framed structure enclosed with brick veneer penetrated by one aluminum and fixed glass window located on the second floor.
- Roof system unknown as it was not accessible.

*Year Built*

- According to NNMC records, 1989.

*Last Renovated*

- 1994

**Architectural**

*Historical Significance*

- General character of the building design, appearance and materials is unique to the buildings located in the immediate area. It is located in the NNMC Historical District but is not identified as a contributing structure.

*Structural Frame*

*General Condition B*

- Overall structural system is a steel post and beam structure with CMU bearing walls and precast hollow core slab floor panels with concrete topping. Foundation and some first floor walls around the deep pool are constructed of poured in place concrete.
- Structure includes overhead steel rail system for transporting equipment into the deep pool.

*Interior Partitions / Finishes*

*General Condition D*

- CMU and gypsum board partitions.

*Asbestos*

*General Condition B*

- According to NNMC records, Building 59 is asbestos free.
- Report on file.



**ADA**

*General Condition N/A*

- Toilets, locker room and showers do not comply with ADA standards.
- No elevator in Building 59.

**Life Safety**

*General Condition A*

- Construction Type
  - Existing Building Type I (B), Addition Type II (B)
- Occupancy Classification
  - Occupancy - Business
- Means of Egress
  - Egress from the building occurs at two sides of the building, the northwest via man doors or the southeast via man doors or elevated exterior open tread steel stair.
  - Exiting from the pool area requires transition through other spaces rather than corridors to reach an exit.

**Vertical Transport**

*General Condition N/A*

- No elevator in Building 59.
- One interior and one exterior steel stair extends from first floor to second floor.

**Fire Protection**

**Site**

- Backflow Preventer
  - Not Applicable, not sprinklered

**Building**

- Sprinklers *General Condition N/A*
  - Not Applicable
- Fire Pump *General Condition N/A*
  - Not Applicable
- Fire Alarm *General Condition A*

**Mechanical / Plumbing**

**Site**

- Backflow Preventer *General Condition N/A*
  - Unknown
- Central Chilled Water *General Condition N/A*
  - Building is not on the base central system.
- Central Steam *General Condition B*
  - Building is on the base central system.

**Building**

- Domestic Water/Waste *General Condition C*

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- No deficiencies observed or reported but the system is prone to failure due to its age.
- Plumbing Fixtures *General Condition C*
  - The fixtures are old and dated
- Roof Drains *General Condition B*
  - No deficiencies were observed or reported.
- Medical Gas *General Condition N/A*
  - Not Applicable
- Natural Gas *General Condition N/A*
  - Not Applicable
- Heating Systems *General Condition C*
  - Steam to hot water converters with hot water unit heaters.
- Cooling Systems *General Condition C*
  - Small water chiller providing chilled water to air handling unit coil.
- Fire Pump *General Condition N/A*
  - Not Applicable
- Standpipe *General Condition N/A*
  - Not Applicable

**Electrical**

*Site*

- Site Lighting *General Condition B*
- Transformer *General Condition B*

*Building*

- Normal Power *General Condition C*
- Emergency Power *General Condition N/A*
- Lighting *General Condition C*
- Lightning Protection *General Condition N/A*
- Fire Alarm *General Condition B*
  - The facility is served from a Notifier AFP-200 fire alarm system.

**Communication**

- Voice *General Condition B*
  - The facility is served by 25 pair copper.
- Data *General Condition B*
  - The facility is served by 4 strands optical fiber.
- Public Address *General Condition N/A*
- Nurse Call *General Condition N/A*
- Television *General Condition N/A*
- Security *General Condition N/A*

**Building 59 Overall Building Condition** *General Condition C*

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**Exterior C (Fair)** – The exterior of Building 59 is in fair condition. Areas of cracking in the brick exterior wall were noted during review.

**Interior C (Fair)** – The interior of Building 59 is in fair condition. Cracks in CMU walls were noted during the review as well as moisture damage from the pool area have impacted the finishes in adjacent areas including the exit stair.

The facility is a unique function that has become obsolete, therefore, maybe should be considered for demolition.



## Building 60 – E. M. Bachelors Quarters



- General Condition A – Excellent; B – Good; C – Fair; D – Poor; E – Unacceptable  
N/A – Not Applicable

### **Building Site**

#### *Location/ Proximity*

#### *General Condition A*

- Building 60 is located along the perimeter of the northwest section of the NNMC campus set back from the northern edge of Palmer Road and separated from the road by a surface parking lot serving Building 60. Building 61 is located on the west side of Building 60 while tennis courts separate Building 60 from Building 11 on the east side.

#### *Topography/ Drainage*

#### *General Condition B*

- Building 60 is semi-recessed into a gently sloping site that is relatively flat but slopes down primarily from south to north. At the north side, the grade lowers enough to provide vehicular access to the parking garage located directly below Building 60.
- The direction of the stormwater surface drainage follows the grades around the building and drains in a south to north direction.
- The site has a few mature trees only along the north and south side of the building. Trees on the south side are adjacent to the entrance to the exterior courtyard while trees on the north side are located north of the parking garage access road.

- Landscaping is mostly concentrated around the perimeter of the exterior courtyard and inside concrete planters located along the exterior courtyard entrance walk.

#### *Building Access*

#### *General Condition D*

- Vehicular access is available primarily from the south side via the adjacent parking lot but is also available via the entrance drive to the parking garage located between Building 60 and Building 61.
- Primary pedestrian access is from the south side of the building through the exterior courtyard located between two residential wings to the main lobby of the building. Pedestrian access is also available from the parking garage below via exterior open stairs located on the south side of the exterior courtyard and man doors located within the interior of the garage.
- Wheelchair bound handicap access is available to the main lobby through the entry courtyard.
- Service access to Building 60 is available at the parking garage level via man doors located within the parking garage.

#### *Parking*

#### *General Condition A*

- Parking for Building 60 is minimal and located in two locations, underneath Building 60 and south of Building 60. Parking below Building 60 is reserved for permanent party residents while transient residents park in a paved surface lot south of the building.
- The combination of the quantity of parking spaces located in the parking garage and the surface lot is inadequate to serve Building 60 but additional spaces are available in another surface lot located directly west of Building 61.
- Handicap parking is signed and located in the parking garage but does not comply with handicap access code requirements
- Building 60 is accessible to the handicapped from the south through the exterior courtyard and underneath the building via the parking garage.

### **General Building Information**

#### *Current Building Function*

- Residential

#### *General Building Configuration and Description*

- U shaped building having two four story rectangular shaped wings connected between with two story lobby and commons spaces.
- Building 60 contains a total of 108,848 s.f. with 20,848 s.f. of adequate space as defined by Government standards.
- Residential facility with 158 rooms of which approximately 50% are for transient residents and 50% are for permanent residents.
- Floor to floor height is approximately 10'-0" for an overall building height of 50'.
- Concrete structure enclosed with a brick veneer penetrated with aluminum and glass horizontal sliding punched windows at the residential wings and brick veneer with large storefront framed aluminum and glass windows at the lobby and common spaces.

- Roof system consists of a granulated ballasted hot mopped modified bituminous roofing system.

*Year Built*

- According to NNMC records, 1986.

*Last Renovated*

- 1988

**Architectural**

*Historical Significance*

- General character of Building 60 building appearance and materials deviates from the original embedded granular filled precast panel encased structures. It is located in the NNMC Historic district and is a non-contributing historic structure as identified in the 2002 Integrated Cultural Resource Management Plan (ICRMP).

*Structural Frame*

*General Condition A*

- Basement- Post and beam concrete framed structure with concrete walls, columns and precast hollow core concrete slabs.
- First floor through roof- Concrete framed structure with CMU infill.

*Interior Partitions / Finishes*

*General Condition C*

- Basement- Large open area with some CMU partitions surrounding service spaces.
- First floor through fourth floor- CMU or gypsum board partitions organized around a double loaded corridor system with rooms on either side of the corridor.

*Asbestos*

*General Condition C*

- According to NNMC records, Building 60 is asbestos free.

*ADA*

*General Condition D*

- Toilets in common areas and residential suites do not comply with ADA standards.
- Residential rooms are handicap accessible via a chair lift on the first floor and elevator that extends through to the fourth floor.
- No residential rooms are configured to be handicap accessible.
- Facility does not have lever handles on doors.

*Life Safety*

*General Condition A*

- Construction Type
  - Type I B
- Occupancy Classification
  - Occupancy - Residential
- Means of Egress

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- Egress from the building occurs slightly above grade level through man door exits located at the ends of each residential wing as well as at storefront door exits located on each side of the main lobby/commons spaces.
- Above ground egress consists of interior access corridors connected to interior exit stair enclosures at each end of the residential wings.
- Unprotected open light wells penetrate the exterior courtyard into the garage area. No separation occurs between the garage area and the windows in the residential areas above.

*Vertical Transport*

*General Condition B*

- One passenger elevator is located in each residential wing of the facility.
- Two vertical enclosed stair towers are located at the end of each residential wing with two monumental stairs located in the lobby/ commons area.

**Fire Protection**

*Site*

- Backflow Preventer *General Condition A*

*Building*

- Sprinklers – Partially sprinklered, dry pipe in parking area. *General Condition C*
- Fire Pump – Not Applicable *General Condition N/A*
- Fire Alarm – Not Applicable *General Condition N/A*

**Mechanical / Plumbing**

*Site*

- Backflow Preventer – Unknown *General Condition N/A*
- Central Chilled Water – Base Central Plant *General Condition C*
- Central Steam – Base Central Plant *General Condition C*

*Building*

- Domestic Water/ Waste *General Condition C*
  - Plumbing Fixtures *General Condition C*
- Roof Drains *General Condition A*
  - No problems evident
- Medical Gas *General Condition N/A*
  - Not Applicable
- Natural Gas *General Condition N/A*
  - Not Applicable
- Heating Systems *General Condition D*
  - Two pipe fan coil system, numerous leaks and overall poor condition.
- Cooling Systems *General Condition C*
  - Two pipe fan coil system, numerous leaks and overall poor condition
- Fire Pump *General Condition N/A*
  - Not Applicable



- Standpipe *General Condition B*
  - In stair well.

### **Electrical**

#### *Site*

- Site Lighting *General Condition B*
- Transformer *General Condition B*

#### *Building*

- Normal Power *General Condition C*
  - Old FPE Switchboard
- Emergency Power
- Lighting *General Condition B*
- Lightning Protection
- Fire Alarm *General Condition A*
  - The facility has a new Notifier AFP-200 fire alarm panel.

### **Communication**

- Voice *General Condition B*
  - The facility is served by 600 pair copper and contains a Lucent Partner telephone switch.
- Data *General Condition B*
  - The data to the facility appears to be in good condition.
- Public Address *General Condition E*
  - The public address system in this facility does not work.
- Nurse Call *General Condition N/A*
- Television *General Condition B*
  - The television service is provided by Comcast and appears to be in good condition.
- Security *General Condition N/A*

### **Building 60 Overall Building Condition** *General Condition B*

**Exterior B (Good)** – The exterior of Building 60 is in good condition and no major deterioration except for some minor cracks in the brick veneer adjacent to some of the windows.

**Interior B (Good)** – The interior of Building 60 is in relatively good condition as the finishes are somewhat worn from the heavy use of the building function. Upgrading would require not only refurbishment of the finishes but also renovation of the toilets as well as a certain percentage of the residential rooms and other minor modifications should be done for Building 60 to comply with ADA requirements.



## Building 61 – E. M. Bachelors Quarters



### Key to General Conditions Assessment

- General Condition A – Excellent; B – Good; C – Fair; D – Poor; E – Unacceptable  
N/A – Not Applicable

### **Building Site**

#### *Location / Proximity*

*General Condition A*

- Building 61 is located in the northwest section of the NNMC campus on a north south axis with the main hospital along the north side of Palmer Road.

#### *Topography / Drainage*

*General Condition B*

- The site where Building 61 is located is very similar to Building 60 site. Building 61 is also semi-recessed into a gently sloping site which is relatively flat and slopes down from south to north. Like Building 60 site, this site slopes down enough to provide vehicular access to the parking garage below Building 61.
- The direction of the stormwater surface drainage follows the grades around the building and drains in a south to north direction.
- The site has a few mature trees along the south side of the building adjacent to the entrance to the exterior courtyard.
- Similar to Building 60, most of the landscaping is located around the perimeter of the exterior courtyard and inside concrete planters located along the exterior courtyard entrance walk.

*Building Access*

*General Condition D*

- Vehicular access to Building 61 is from the south side via the adjacent parking lot located in front of Building 60 and via the entrance drive to the parking garage located between Building 60 and Building 61.
- Pedestrian access is similar to Building 60 occurring from the south side of the building through the exterior courtyard between two residential wings to the main lobby of the building. Pedestrian access is also available from the parking garage below via exterior open stairs located on the south side of the exterior courtyard and man doors located within the interior of the garage.
- Wheelchair bound handicap access is available to the main lobby through the entry courtyard.
- Service access to Building 61 is available at the parking garage level via man doors located within the garage.

*Parking*

*General Condition A*

- Parking for Building 61 is located in two locations, underneath the building and adjacent to the west side of the building. Parking for permanent party residents is located within the parking garage below Building 61 while transient residents park in the parking lot located on the west side of the building.
- The combination of the quantity of parking spaces located in the parking garage and the surface lot is adequate to serve Building 61.
- Handicap parking is signed and located in the parking garage but does not comply with handicap access code requirements
- Building 61 is accessible to the handicapped from the south through the exterior courtyard and underneath the building via the parking garage.

**General Building Information**

*Current Building Function*

- Residential

*General Building Configuration and Description*

- U shaped building having two four story rectangular shaped wings approximately 25% larger than Building 60 connected with two story lobby and commons spaces similar in size to Building 60.
- Building 61 contains a total of 141,053 s.f. with 704 s.f. of adequate space as defined by Government standards.
- Residential facility with 216 rooms which for permanent party residents.
- Floor to floor height is approximately 10'-0" for an overall building height of 50'.
- Concrete structure enclosed with a brick veneer penetrated with aluminum and glass horizontal sliding punched windows at the residential wings and brick veneer with large storefront framed aluminum and glass windows at the lobby and common spaces above.
- Roof system consists of an granulated ballasted hot mopped modified bituminous roofing system

*Year Built*

- According to NNMC records, 1993

*Last Renovated*

- N/A

**Architectural**

*Historical Significance*

- General character of Building 60 building appearance and materials deviates from the original embedded granular filled precast panel encased structures. It is located in the NNMC Historic district and is a non-contributing historic structure as identified in the 2002 Integrated Cultural Resource Management Plan (ICRMP).

*Structural Frame*

*General Condition A*

- Basement- Post and beam concrete framed structure with concrete walls, columns and hollow core concrete slabs.
- First floor through roof- Concrete framed structure with CMU infill.

*Interior Partitions / Finishes*

*General Condition C*

- Basement- Large open area with some CMU partitions surrounding service spaces.
- First floor through fourth floor- CMU or gypsum board partitions organized around a double loaded corridor system with rooms on either side of the corridor.

*Asbestos*

*General Condition N/A*

- Unknown, no report on file.

*ADA*

*General Condition D*

- Toilets in common areas and residential suites do not comply with ADA standards.
- Residential rooms are handicap accessible via a chair lift on the first floor and elevator that extends from the first floor through to the fourth floor.
- No residential rooms are configured to be handicap accessible.
- Facility does not have lever handles on doors.

*Life Safety*

*General Condition A*

- Construction Type
  - Type I B
- Occupancy Classification
  - Occupancy - Residential
- Means of Egress
  - Egress from the building occurs at grade level man door exits located at the ends of each residential wing as well as on storefront door exits located on each side of the main lobby/ commons spaces.
  - Above ground egress consists of interior access corridors connected to interior exit stair enclosures at each end of the residential wings.
  - Unprotected open light wells penetrate the exterior courtyard into the garage area. No separation occurs between the garage area and the windows in the residential areas above.

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*Vertical Transport*

*General Condition B*

- One passenger elevator is located in each residential wing of the facility.
- Two vertical enclosed stair towers are located at the end of each residential wing with two monumental stairs located in the lobby/commons area.

**Fire Protection**

*Site*

- Backflow Preventer *General Condition N/A*

*Building*

- Sprinklers – Partially sprinklered, dry pipe in parking area. *General Condition C*
- Fire Pump – Not Applicable *General Condition N/A*
- Fire Alarm *General Condition A*

**Mechanical / Plumbing**

*Site*

- Backflow Preventer – Unknown *General Condition N/A*
- Central Chilled Water – Base Central Plant *General Condition C*
- Central Steam – Base Central Plant *General Condition C*

*Building*

- Domestic Water/Waste *General Condition C*
  - Plumbing Fixtures *General Condition C*
- Roof Drains *General Condition A*
  - No evident problems, new down spouts.
- Medical Gas *General Condition N/A*
  - Not Applicable
- Natural Gas *General Condition N/A*
  - Not Applicable
- Heating Systems *General Condition D*
  - Two pipe fan coil system. Numerous leaks and overall poor condition.
- Cooling Systems *General Condition D*
  - Two pipe fan coil system. Numerous leaks and overall poor condition.
- Fire Pump *General Condition N/A*
  - Not Applicable
- Standpipe *General Condition C*
  - Located in stair well.

**Electrical**

*Site*

- Site Lighting *General Condition B*
- Transformer *General Condition B*

*Building*

- Normal Power *General Condition B*
- Emergency Power
- Lighting *General Condition B*

Lightning Protection

- Fire Alarm *General Condition B*
  - The facility has a Notifier Intelligent Fire Alarm Panel, all fire alarm notification devices appear to be old.

**Communication**

- Voice *General Condition B*
  - The facility is served by 600 pair copper and contains an AT&T Definity switch.
- Data *General Condition B*
  - The data to the facility appears to be in good condition.
- Public Address *General Condition E*
  - The existing Dukane public address system in this facility does not work.
- Nurse Call *General Condition N/A*
- Television *General Condition B*
  - The television service is provided by Comcast and appears to be in good condition.
- Security *General Condition N/A*

**Building 61 Overall Building Condition**

*General Condition B*

**Exterior B (Good)** – The exterior of Building 61 is in good condition and no major deterioration.

**Interior B (Good)** – The interior of Building 61 is in relatively good condition as the finishes are somewhat worn from the heavy use of the building function. Upgrading would require not only refurbishment of the finishes but also renovation of the toilets as well as a certain percentage of the residential rooms and other minor modifications should be done for Building 61 to comply with ADA requirements.





## Building 70A, 72B, 73C, 73D – USUHS



### Key to General Conditions Assessment

- General Condition A – Excellent; B – Good; C – Fair; D – Poor; E – Unacceptable  
N/A – Not Applicable

### ***Building Site***

#### *Location/ Proximity*

*General Condition A*

- Building 70A-73D known as USUHS is located in a rather remote location of the southeast quadrant of the NNMC campus and northeast of Building 74 (Storage Facility-USUHS). The closest facility to USUHS is AFFRI (Armed Forces Radiology Institute).

#### *Topography/ Drainage*

*General Condition C*

- The site that USUHS is located on is a sloping site carved from a heavily wooded area. USUHS is clustered around a man made plaza located above an enclosed parking garage overlooking the adjacent heavily wooded ravine area.
- Stormwater surface drainage occurs via a system of stormwater management deck drains located in the exterior courtyard surrounded by the USUHS building complex. The remainder of the stormwater drainage matches the site slopes, sloping away from the buildings in all directions except the southeast where the adjacent elevated access road is supported and retained in place by the structure of the parking garage below.

- Landscape within the USUHS complex is limited to a few mature trees and elevated shrubs/ ground cover located in precast concrete planters. Landscaping outside the complex consists of sod on steeply sloped berms located on the northeast side of the complex and the natural wooded areas surrounding the remainder of USUHS.

#### *Building Access*

#### *General Condition A*

- Vehicular access to Building 70A- 73D (USUHS) is from two directions, either the south via University Road or the west via Palmer Road South.
- Pedestrian access to USUHS is via the sidewalk running parallel to USUHS along Palmer Road South, at the garage level via a secured access, or to the plaza level through openings between buildings or via stairs from the garage level below.
- Loading docks are located on the northwest side of USUHS.
- Service access to USUHS is via the perimeter access road known as Stone Lake Road which runs around the perimeter of the USUHS complex from the northwest to the southeast.

#### *Parking*

#### *General Condition B*

- Surface parking is located below the USUHS complex in an enclosed parking garage.
- The number of parking spaces may be adequate but can not be determined until the employee and student peak demand loads can be identified and evaluated.
- Handicap parking is available along the entrance road to the parking garage and the building is handicap accessible.

### **General Building Information**

#### *Current Building Function*

- Education

#### *General Building Configuration and Description*

- Irregular shaped cluster of buildings organized around a central courtyard. The individual buildings have overall square footage as follows:
  - Building 70A - 311,099 s.f. with 108,500 adequate condition space
  - Building 71B - 282,955 s.f. including the parking garage with 108,500 adequate condition space
  - Building 72C - 287,080 s.f. with 178,580 adequate condition space
  - Building 73D- 189,935 s.f. with 52,777 adequate condition space
- USUHS Buildings have number of stories and overall heights as follows:
  - Building 70A -4 floors and 66'high
  - Building 71B -4 stories and basement, 50'high
  - Building 72C -2 stories and 50'high
  - Building 73D -2 stories and basement, 50'high
- Poured in place consist of poured in place concrete structure enclosed with brick veneer and embedded aggregate precast panels with various sized fixed punched aluminum and glass windows. Buildings are connected together with multiple glass enclosed elevated pedestrian walkways.

- Roof system consist of built up roofs

*Year Built*

- According to NNMC records
  - Building 70A- 1978
  - Building 71B-1989
  - Building 72C-1989
  - Building 73D-1989

*Last Renovated*

- Building 70A- 1994
- Building 71B 1999

***Architectural***

*Historical Significance*

- General character of the building design is of the materials and similar appearance as the original campus however with it being located far from the original buildings there is no historical significance. It is not located in the NNMC Historic District.

*Structural Frame*

*General Condition B*

- Poured in place concrete frame including beams, columns and pan/ waffle slab.

*Interior Partitions / Finishes*

*General Condition B*

- Building 70A- brick veneer, gypsum board and metal stud, and CMU partitions.
- Building 71B- mostly CMU partitions.
- Building 72C- gypsum board and metal stud and CMU.
- Building 73D- gypsum board and metal stud,

*Asbestos*

*General Condition N/A*

- Unknown, no report on file.

*ADA*

*General Condition C*

- Building 70A- Restrooms generally comply with ADA requirements.
- Building 71B- Restrooms generally comply with ADA requirements.
- Building 72C- Restrooms generally comply with ADA requirements.
- Building 73D Restrooms generally comply with ADA requirements.

*Life Safety*

*General Condition A*

- Construction Type
  - Type I (B)
- Occupancy Classification
  - Occupancy - Business/Assembly
- Means of Egress

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- Egress from the building occurs either from on grade exits or via stair enclosures.
- In Building 73D, there are no exits from Library and some handrails do not comply with ADA requirements.

**Vertical Transport**

*General Condition B*

- Building 70A- 2 passenger elevators , one freight elevator
- Building 71B-2 passenger elevators , one freight elevator
- Building 72C- 2 passenger elevators , one freight elevator
- Building 73D- 1 passenger elevator

**Fire Protection**

*Site*

- Backflow Preventer

*General Condition A*

*Building*

- Sprinklers *General Condition B*
  - The facility is fully protected by fire suppression systems. Most of the facility is fully sprinklered with a wet pipe fire suppression system. The parking decks beneath portions of the buildings are protected by dry pipe systems. The computer rooms are protected with a pre-action system.
- Fire Pump – Not Applicable *General Condition N/A*
- Fire Alarm *General Condition A*

**Mechanical / Plumbing**

*Site*

- Backflow Preventer – Unknown *General Condition N/A*
- Central Chilled Water – Base Central Plant *General Condition B*
- Central Steam – Base Central Plant *General Condition B*

*Building*

- Domestic Water/ Waste *General Condition A*
  - Wear on waste water system is evident by PVC repairs.
  - Plumbing Fixtures *General Condition A*
- Roof Drains *General Condition A*
  - No reported or observed problems
- Medical Gas *General Condition B*
  - Process air and vacuum only.
- Natural Gas *General Condition N/A*
  - Not Applicable
- Heating Systems *General Condition B*
  - Air handling units with heating coils
- Cooling Systems *General Condition B*
  - Air handling units with cooling coils

- Fire Pump *General Condition N/A*
  - Not Applicable
- Standpipe *General Condition A*
  - Located in stair wells.

### **Electrical**

#### *Site*

- Site Lighting *General Condition B*
- Transformer *General Condition C*

#### *Building*

- Normal Power *General Condition C*
  - Old power switchboards and panels from late 1970s.
- Emergency Power *General Condition C*
  - Old 1978; 187KVA Cat generator
- Lighting *General Condition B/C*
  - Some old incandescent lighting downlights being used.
- Lightning Protection *General Condition A*
- Fire Alarm *General Condition C*
  - The facilities are served by new Notifier fire alarm panels but consist of old notification and initiation devices.

### **Communication**

- Voice *General Condition B*
  - The facilities are served by 1600 pair copper.
- Data *General Condition B*
  - The facilities are served by 120 strands optical fiber.
- Public Address *General Condition N/A*
- Nurse Call *General Condition N/A*
- Television *General Condition N/A*
- Security *General Condition B*
  - The facilities have a CCTV camera system throughout.

#### **Building 70A, 71B, 72C, 73D Overall Building Condition** *General Condition B*

**Exterior B (Good)** – The exterior of Buildings 70A, 71B, 72C, and 73D are in good condition with the exception of some minor cracking in the exposed concrete, repainting required for brick veneer, staining on precast panels from deterioration of the aluminum and glass window finish and deteriorating expansion joints that need to be replaced. Most of the roofs of the USUHS complex are built up roofs of a variety of different ages.

**Interior B (Good)** – The interior of Buildings 70A, 71B, 72C, and 73D are overall in good condition but not all of the building restrooms and some handrails totally comply with ADA requirements.



## Building 74 – Storage Facility (USUHS)



### Key to General Conditions Assessment

- General Condition A – Excellent; B – Good; C – Fair; D – Poor; E – Unacceptable  
N/A – Not Applicable

### **Building Site**

#### *Location / Proximity*

*General Condition B*

- Building 74 is located in the southeast quadrant of the NNMC campus between Building 47 (AFFRI) and Building 70 A (USUHS).

#### *Topography / Drainage*

*General Condition B*

- The site where Building 74 is located has been graded to provide a fairly flat area at the building footprint and adjacent service drive with the remainder sloping rapidly to the northwest and southwest.
- The direction of the stormwater surface drainage matches the site slopes and is mostly in a southeast/ northwest direction.
- Along the northeast side of the building there is no landscaping due to the service drive and to the northwest a temporary trailer has been placed near Building 74 but on the southwest the site is covered with natural vegetation and heavily wooded.

#### *Building Access*

*General Condition A*

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- Vehicular access to Building 74 is available from the east or west via the service drive that connects to Stone Lake Road.
- Pedestrian access to Building 74 is only available from the adjacent cluster of buildings known as USUHS or from Stone Lake Road.
- Wheelchair bound handicap access is not to Building 74.
- No loading docks are located adjacent to Building 74.
- Service access to the Building 74 via the access drive which connects to Stone Lake Road.

*Parking*

*General Condition N/A*

- No surface parking is located adjacent to Building 74.
- The number of parking spaces is not adequate but is supplemented by the parking garage located below USUHS.
- Handicap parking is not available and the site is not handicap accessible.

**General Building Information**

*Current Building Function*

- Storage

*General Building Configuration and Description*

- Rectangular shaped building with 12,768 s.f, having only 880 s.f. of adequate space as defined by Government standards.
- Building 74 is a 1 story building with an overall height of 17'.
- Steel structure enclosed with embedded aggregate precast panels and penetrated with multiple overhead rolling doors.
- Roof system is an aggregate surfaced built up roof.

*Year Built*

- According to NNMC records, 1989

*Last Renovated*

- Unknown

**Architectural**

*Historical Significance*

- General character of the building design is of the materials and similar appearance as the original campus however with it being located far from the original buildings there is no historical significance. It is not located in the NNMC Historic District.

*Structural Frame*

*General Condition B*

- Overall structural system is a steel post and beam system.

*Interior Partitions / Finishes*

*General Condition C*

- Unknown. Building is subdivided into storage units.



<i>Asbestos</i>	<i>General Condition N/A</i>
<ul style="list-style-type: none"> <li>Unknown, no report on file.</li> </ul>	
<i>ADA</i>	<i>General Condition N/A</i>
<ul style="list-style-type: none"> <li>No facilities within building that require access.</li> </ul>	
<i>Life Safety</i>	<i>General Condition B</i>
<ul style="list-style-type: none"> <li>Construction Type <ul style="list-style-type: none"> <li>Type II(B)</li> </ul> </li> <li>Occupancy Classification <ul style="list-style-type: none"> <li>Occupancy - Storage</li> </ul> </li> <li>Means of Egress <ul style="list-style-type: none"> <li>Egress from the building occurs via overhead rollup doors located on the northeast side of the building.</li> </ul> </li> </ul>	
<i>Vertical Transport</i>	<i>General Condition A</i>
<ul style="list-style-type: none"> <li>None</li> </ul>	
<b><i>Fire Protection</i></b>	
<i>Site</i>	
<ul style="list-style-type: none"> <li>Backflow Preventer</li> </ul>	<i>General Condition A</i>
<i>Building</i>	
<ul style="list-style-type: none"> <li>Sprinklers – Fully sprinklered with wet pipe system.</li> </ul>	<i>General Condition A</i>
<ul style="list-style-type: none"> <li>Fire Pump – Not Applicable</li> </ul>	<i>General Condition A</i>
<ul style="list-style-type: none"> <li>Fire Alarm</li> </ul>	<i>General Condition A</i>
<b><i>Mechanical / Plumbing</i></b>	
<i>Site</i>	
<ul style="list-style-type: none"> <li>Backflow Preventer – Inside Building</li> </ul>	<i>General Condition A</i>
<ul style="list-style-type: none"> <li>Central Chilled Water – Base Central Plant</li> </ul>	<i>General Condition A</i>
<ul style="list-style-type: none"> <li>Central Steam – Base Central Plant</li> </ul>	<i>General Condition A</i>
<i>Building</i>	
<ul style="list-style-type: none"> <li>Domestic Water/ Waste <ul style="list-style-type: none"> <li>Plumbing Fixtures</li> <li>Roof Drains</li> </ul> </li> </ul>	<i>General Condition A</i>
<ul style="list-style-type: none"> <li>Medical Gas <ul style="list-style-type: none"> <li>Not Applicable</li> </ul> </li> </ul>	<i>General Condition N/A</i>
<ul style="list-style-type: none"> <li>Natural Gas <ul style="list-style-type: none"> <li>Not Applicable</li> </ul> </li> </ul>	<i>General Condition N/A</i>
<ul style="list-style-type: none"> <li>Heating Systems <ul style="list-style-type: none"> <li>2-pipe fan coil units</li> </ul> </li> </ul>	<i>General Condition A</i>

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- Cooling Systems *General Condition A*
  - 2-pipe fan coil units
- Fire Pump *General Condition N/A*
  - Not Applicable
- Standpipe *General Condition N/A*
  - Not Applicable

**Electrical**

*Site*

- Site Lighting *General Condition B*
- Transformer *General Condition C*

*Building*

- Normal Power *General Condition C*
- Emergency Power *General Condition C*
- Lighting *General Condition C*
- Lightning Protection
- Fire Alarm *General Condition C*
  - The facility is served by an old Notifier fire alarm system.

**Communication**

- Voice *General Condition B*
  - The facility is served from 50 pair copper.
- Data *General Condition B*
  - The data to the facility appears to be in good condition.
- Public Address *General Condition N/A*
- Nurse Call *General Condition N/A*
- Television *General Condition N/A*
- Security *General Condition N/A*

**Building 74 Overall Building Condition** *General Condition B*

**Exterior B (Good)** – The exterior of Building 74 is in fairly good condition as the precast panels are not showing any major areas of deterioration; only minor maintenance is necessary to clean the panels.

**Interior B (Good)** –The interior of Building 74 is in fair shape and has received much use. Building 74 may be too small to adequately support the USUHS complex as the archival storage has expanded into a pre-manufactured trailer immediately adjacent to and northwest of Building 74 that not indicated on the campus master plan.

## Building 79 – Clean Room Facility (USUHS)



### Key to General Conditions Assessment

- General Condition A – Excellent; B – Good; C – Fair; D – Poor; E – Unacceptable  
N/A – Not Applicable

### ***Building Site***

#### *Location / Proximity*

*General Condition C*

- Building 79 is located in the northeast quadrant of the NNMC campus directly southeast of Building 53. It is physically separated from Building 53 with a significant amount of mechanical equipment partially enclosed in a fenced yard surrounding a small maintenance shed enclosed with corrugated metal panels.

#### *Topography / Drainage*

*General Condition A*

- The site Building 79 occupies is a portion of the parking lot behind Building 53. It is relatively flat but has a very slight slope from the northeast to the southeast in the direction of the ravine.
- Stormwater surface drainage runs in the same direction as the grades mostly in a northeast/ southwest direction.
- The site has no trees and no landscaping as it is covered with hard surfaced materials such as asphalt paving and concrete.

#### *Building Access*

*General Condition D*

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- Vehicular access to Building 79 is via the entrance drive between Building 53 and Building 141 to the parking lot surrounding Building 79.
- Pedestrian access to Building 79 is from the parking lot on the southeast side of the building via double doors.
- Wheelchair bound handicap access is not available to Building 79.
- Service access to Building 79 is available from the adjacent parking lot in the rear of the Building 53 via the entrance drive located between Building 53 and Building 141.

*Parking*

*General Condition A*

- Surface parking is located on the southeast and southwest side of Building 79.
- The number of parking spaces is adequate.
- Handicap parking is not available and the site is not handicap accessible.

**General Building Information**

*Current Building Function*

- Business, but currently vacant.

*General Building Configuration and Description*

- Rectangular shaped building with 960 s.f having 120 s.f. of adequate space as defined by Government standards
- Building 79 is a two story high building with an overall height of 23'.
- Steel framed structure enclosed with ribbed metal panels penetrated with aluminum framed and glass horizontal sliding windows.
- Roof system consists of sloped steel structure with ribbed metal panels over the steel structure.

*Year Built*

- According to NNMC records, 1994.

*Last Renovated*

- Recently constructed a second floor within original shell but not occupied at time of site visit.

**Architectural**

*Historical Significance*

- Building 79 has no historical significance as the appearance of Building 79 is characterized as a prefabricated metal building. Although it is located in the NNMC Historic District, it is not identified as a contributing structure.

*Structural Frame*

*General Condition A*

- Overall structural system is steel frame.

*Interior Partitions/ Finishes*

*General Condition N/A*

- Currently vacant and open,

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<i>Asbestos</i>	<i>General Condition N/A</i>
<ul style="list-style-type: none"> <li>• Unknown</li> <li>• No report on file</li> </ul>	
<i>ADA</i>	<i>General Condition N/A</i>
<ul style="list-style-type: none"> <li>• Unknown</li> <li>• No Elevator in Building 79.</li> </ul>	
<i>Life Safety</i>	<i>General Condition A</i>
<ul style="list-style-type: none"> <li>• Construction Type <ul style="list-style-type: none"> <li>◦ Type II(B)</li> </ul> </li> <li>• Occupancy Classification <ul style="list-style-type: none"> <li>◦ Occupancy - Business</li> </ul> </li> <li>• Means of Egress <ul style="list-style-type: none"> <li>◦ Egress from the building occurs at two sides of the building, the southeast via the double main entrance doors or the southwest via on grade man doors.</li> </ul> </li> </ul>	
<i>Vertical Transport</i>	<i>General Condition N/A</i>
<ul style="list-style-type: none"> <li>• No elevator visible in Building 79.</li> <li>• No interior stair visible in Building 79.</li> </ul>	
<b>Fire Protection</b>	
<i>Site</i>	
<ul style="list-style-type: none"> <li>• Backflow Preventer</li> </ul>	
<i>Building</i>	
<ul style="list-style-type: none"> <li>• Sprinklers <i>General Condition N/A</i> <ul style="list-style-type: none"> <li>◦ This building is not provided with an automatic sprinkler system.</li> </ul> </li> <li>• Fire Pump <i>General Condition N/A</i> <ul style="list-style-type: none"> <li>◦ Not Applicable</li> </ul> </li> <li>• Fire Alarm <i>General Condition A</i></li> </ul>	
<b>Mechanical / Plumbing</b>	
<i>Site</i>	
<ul style="list-style-type: none"> <li>• Backflow Preventer <i>General Condition N/A</i> <ul style="list-style-type: none"> <li>◦ Unknown</li> </ul> </li> <li>• Central Chilled Water <i>General Condition N/A</i> <ul style="list-style-type: none"> <li>◦ Not Applicable – Building has a DX cooling system.</li> </ul> </li> <li>• Central Steam <i>General Condition N/A</i> <ul style="list-style-type: none"> <li>◦ Unknown</li> </ul> </li> </ul>	
<i>Building</i>	
<ul style="list-style-type: none"> <li>• Domestic Water/ Waste <i>General Condition A</i> <ul style="list-style-type: none"> <li>◦ Plumbing Fixtures – Unknown <i>General Condition N/A</i></li> </ul> </li> </ul>	

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- Roof Drains *General Condition N/A*
  - Unknown
- Medical Gas *General Condition N/A*
  - Not Applicable
- Natural Gas *General Condition N/A*
  - Not Applicable
- Heating Systems *General Condition N/A*
  - Unknown
- Cooling Systems *General Condition B*
  - DX – Stand Alone
- Fire Pump *General Condition N/A*
  - Not Applicable
- Standpipe *General Condition N/A*
  - Not Applicable

**Electrical**

*Site*

- Site Lighting *General Condition B*
- Transformer *General Condition B*

*Building*

- Normal Power *General Condition B*
- Emergency Power *General Condition N/A*
- Lighting *General Condition B*
- Lightning Protection *General Condition N/A*
- Fire Alarm *General Condition B*
  - The fire alarm system appears to be in good condition.

**Communication**

- Voice *General Condition B*
  - The copper serving the facility appears to be in good condition.
- Data *General Condition B*
  - The optical fiber serving the facility appears to be in good condition.
- Public Address *General Condition N/A*
- Nurse Call *General Condition N/A*
- Television *General Condition N/A*
- Security *General Condition N/A*

**Building 79 Overall Building Condition** *General Condition B*

**Exterior B (Good)** – The exterior of Building 79 is in good condition and showing no signs of major deterioration.

**Interior B (Good)** – The interior of Building 79 is in a variety of conditions with the first floor open and a second floor just recently added inside the building. To upgrade the building would require new partitions as well as finishes and may, as the building was not accessible, also require the addition of handicap toilets, and handicap accessible vertical circulation if the building is deemed to be accessible to the public.





## Building 80 – Pest Control Building



### Key to General Conditions Assessment

- General Condition A – Excellent; B – Good; C – Fair; D – Poor; E – Unacceptable  
N/A – Not Applicable U- Unknown

### **Building Site**

#### *Location / Proximity*

*General Condition A*

- Building 80 is located in the northeast corner of the NNMC campus within a group of maintenance buildings. It is located between Building 99 (Govt. Filling Station) to the northeast and Building 149 (General Warehouse) to the southwest.

#### *Topography / Drainage*

*General Condition A*

- Building 80 is located on a site which is relatively flat with a very slight slope.
- The direction of the stormwater surface drainage matches the site slopes and slopes either to the northeast or southeast toward the center of the road/ parking lot.
- There is no landscaping surrounding the building other than a 4' wide strip of sod on the northeast side of the building.

#### *Building Access*

*General Condition C*

- Vehicular access to Building 80 is available from the southwest via Grounds Road or southeast via Perimeter Road along the edge of the NNMC campus property.
- Pedestrian access to Building 80 is available on the southeast side of the building via man doors adjacent to a roll up overhead door.
- Wheelchair bound handicap access to Building 80 is not available.

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*Parking*

*General Condition N/A*

- Surface parking for Building 80 is available but minimal.
- Surface parking is not required because the building is unoccupied.
- Handicap parking is not required as the building is unoccupied.

**General Building Information**

*Current Building Function*

- Storage

*General Building Configuration and Description*

- L shaped building with steel framed canopy attached to the southeast side of the building having 1,064 s.f., with 1,064 s.f. of adequate condition space as defined by the Government standards.
- Building 80 has an overall height of approximately 14'.
- Exterior CMU bearing wall and steel framed building with waterproof roof covering.

*Year Built*

- 1990

*Last Renovated*

- Unknown

**Architectural**

*Historical Significance*

- None

*Structural Frame*

*General Condition B*

- CMU bearing wall supporting steel structure.

*Interior Partitions / Finishes*

*General Condition N/A*

- N/A, building was secured therefore unavailable.

*Asbestos*

*General Condition N/A*

- Unknown, no report on file.

*ADA*

*General Condition N/A*

- Building 80 is unoccupied therefore it is not required to meet ADA requirements.

*Life Safety*

*General Condition A*

- Construction Type
  - Type II(B)
- Occupancy Classification
  - Occupancy - Storage
- Means of Egress

- Egress from the building occurs through man doors located on the southeast side of the building.

*Vertical Transport*

*General Condition N/A*

- None

***Fire Protection***

*Site*

- Backflow Preventer
  - Not Applicable

*General Condition N/A*

*Building*

- Sprinklers
  - Not Applicable
- Fire Pump
  - Not Applicable
- Fire Alarm

*General Condition N/A*

*General Condition N/A*

*General Condition A*

***Mechanical / Plumbing***

*Site*

- Backflow Preventer
  - Inside Building
- Central Chilled Water
  - Building is not on the base central plant
- Central Steam
  - Building is on the base central plant

*General Condition B*

*General Condition N/A*

*General Condition B*

*Building*

- Domestic Water/Waste
  - No deficiencies noted or reported
  - Plumbing Fixtures
    - Upgrades needed
- Roof Drains
  - Roof leaks indicating drainage problem
- Medical Gas
  - Not Applicable
- Natural Gas
  - Not Applicable
- Heating Systems
  - Steam unit heaters suspended from the ceiling
- Cooling Systems
  - Window A/C only.
- Fire Pump

*General Condition B*

*General Condition B*

*General Condition C*

*General Condition N/A*

*General Condition N/A*

*General Condition B*

*General Condition D*

*General Condition N/A*

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- Not Applicable
- Standpipe

*General Condition N/A*

**Electrical**

*Site*

- Site Lighting
- Transformer

*General Condition C*

*General Condition B*

*Building*

- Normal Power *General Condition C*
- Emergency Power *General Condition N/A*
- Lighting *General Condition B*
- Lightning Protection *General Condition N/A*
- Fire Alarm *General Condition D*
  - The facility has a new Notifier RP-1002 fire alarm system but has old notification and initiation devices that need replacement.

**Communication**

- Voice *General Condition B*
  - The copper to the facility appears to be in good condition.
- Data *General Condition N/A*
- Public Address *General Condition N/A*
- Nurse Call *General Condition N/A*
- Television *General Condition N/A*
- Security *General Condition N/A*

**Building 80 Overall Building Condition**

*General Condition C*

**Exterior C (Fair)** – The exterior of Building 80 is in fair condition and requires maintenance to upgrade the exterior. Paint is peeling from the CMU walls.

**Interior C (Fair)** – Unknown; not reviewed because building was secured.

## Building 101 – Salt Storage (NAVSUPACTWASH)



### Key to General Conditions Assessment

- General Condition A – Excellent; B – Good; C – Fair; D – Poor; E – Unacceptable  
N/A – Not Applicable

### **Building Site**

#### *Location / Proximity*

*General Condition A*

- Building 101 is located in the northeast corner of the NNMC campus within a group of maintenance buildings. Building 99 ( Gov. Filling Station) and Building 208 are located directly south of Building 101. These are the only buildings adjacent to Building 101.

#### *Topography / Drainage*

*General Condition B*

- Building 101 is located on a site that has very little slope. The adjacent grade around the building is fairly uniform except at the building entrance where the grade is built up for building access. Grades beyond the perimeter of the building generally slope from southwest to northwest and slope down into the building on the southwest side.
- The direction of the stormwater surface drainage matches the site slopes down in a southwest/ northeast direction.
- There is no landscaping surrounding the building except for some sod.

#### *Building Access*

*General Condition D*

- Vehicular access to Building 101 is available from the southwest via Grounds Road or southeast via Perimeter Road along the edge of the NNMC campus property.
- Pedestrian access to Building 101 is available on the southwest side of the building via the adjacent parking lot.

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- Wheelchair bound handicap access to Building 101 is not required as the building is unoccupied.

*Parking*

*General Condition N/A*

- Surface parking is not available for Building 101 and is not required because the building is unoccupied.
- Handicap parking is not required as the building is unoccupied.

**General Building Information**

*Current Building Function*

- Salt storage facility

*General Building Configuration and Description*

- Circular shaped building with total of 1,962 s.f., having 1,962 s.f. of adequate space as defined by Government standards.
- Building 101 is a 1 story building with an overall height of 30'.
- Wood framed structure enclosed with low concrete retaining wall and asphalt shingles on sheathing over wood framing.

*Year Built*

- According to NNMC records, 1990

*Last Renovated*

- Unknown

**Architectural**

*Historical Significance*

- None

*Structural Frame*

*General Condition B*

- Concrete retaining wall with wood framing over.

*Interior Partitions/ Finishes*

*General Condition N/A*

- None visible

*Asbestos*

*General Condition N/A*

- Unknown
- No report on file

*ADA*

*General Condition N/A*

- N/A because building is unoccupied.

*Life Safety*

*General Condition N/A*

- Construction Type
  - Type V(B)
- Occupancy Classification

- Occupancy - Storage
- Means of Egress
  - Egress from the building occurs at the main entrance via the opening on the southwest side of the building.

*Vertical Transport*

*General Condition N/A*

- None

***Fire Protection***

*Site*

- Backflow Preventer

*General Condition N/A*

*Building*

- Sprinklers
- Fire Pump
- Not Applicable
- Fire Alarm

*General Condition N/A*

*General Condition N/A*

*General Condition N/A*

***Mechanical / Plumbing***

*Site*

- Backflow Preventer
- Central Chilled Water
- Central Steam

*General Condition N/A*

*General Condition N/A*

*General Condition N/A*

*Building*

- Domestic Water/Waste
- Plumbing Fixtures
- Roof Drains
- Medical Gas
- Natural Gas
- Heating Systems
- Cooling Systems
- Fire Pump
- Standpipe

*General Condition N/A*

*General Condition N/A*

*General Condition N/A*

*General Condition N/A*

*General Condition N/A*

*General Condition N/A*

*General Condition N/A*

*General Condition N/A*

*General Condition N/A*

***Electrical***

*Site*

- Site Lighting
- Transformer
- Normal Power
- Emergency Power
- Lighting

*General Condition N/A*

*General Condition N/A*

*General Condition N/A*

*General Condition N/A*

*General Condition N/A*

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- |                        |                              |
|------------------------|------------------------------|
| • Lightning Protection | <i>General Condition N/A</i> |
| • Fire Alarm           | General Condition N/A        |

**Communication**

- |                  |                       |
|------------------|-----------------------|
| • Voice          | General Condition N/A |
| • Data           | General Condition N/A |
| • Public Address | General Condition N/A |
| • Nurse Call     | General Condition N/A |
| • Television     | General Condition N/A |
| • Security       | General Condition N/A |

<b>Building 101 Overall Building Condition</b>	<i>General Condition C</i>
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**Exterior C (Fair)** – The exterior of Building 101 is in fair condition. The wood framing at the main entrance to the building is deteriorating. There are plastic covers concealing roof surface damage in more than one area and the shingles, if original, may be approaching life expectancy.

**Interior D (Poor)** – The interior of Building 101 is in poor condition because the structural framing consists of unfinished wood studs continually exposed to the elements since there is no exterior door on the building.



## Building 139 – Research Center



### Key to General Conditions Assessment

- General Condition A – Excellent; B – Good; C – Fair; D – Poor; E – Unacceptable  
N/A – Not Applicable

### **Building Site**

#### *Location / Proximity*

*General Condition B*

- Building 139 is located south of Building 17 and southwest of Building 18 within a compound of buildings previously known as the Naval Medical Research Institute.

#### *Topography / Drainage*

*General Condition A*

- Building 139 is located on a site that is relatively flat on north, east, and south side of the building.
- Extreme grade changes of approximately 5' occur between the east and west side of the building and are transitioned via stairs on the north side and contained by a retaining wall on the south side.
- Grade from the adjacent structure located to the east slopes down and into Building 139.
- The direction of the stormwater surface drainage on the north, south and west, side of the building is to the south and east in the direction of the ravine.
- Surface drainage from the area east of Building 139 drains toward the building.
- Landscaping consists of sod located on the sloped grade on the east side of the building and minimal planting in concrete planters located on the west side of the building.

#### *Building Access*

*General Condition D*

- Vehicular access to Building 139 is from a perimeter drive south of the building and two secondary roads from the west.
- Pedestrian access to Building 139 is via stairs from Building 17 and Building 18 or through the parking lot to the main entrance located on the southwest side of the building.
- Wheelchair bound handicap access is via a handicap ramp located on the south side of the building.

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- A grade level ramp used for stocking supplies to the facility is located on the north side of the building.

*Parking*

*General Condition A*

- Surface parking is located immediately adjacent to the southwest side of Building 139.
- Parking for the facility is adequate.
- Handicap parking space is not designated and not adjacent to Building 139.

**General Building Information**

*Current Building Function*

- Business- Research laboratory

*General Building Configuration and Description*

- Rectangular shaped building with 6,760 s.f. organized into a T shaped corridor system with laboratories, animal rooms, or offices on either side of corridors.
- Overall height of 14'
- Poured in place concrete structure enclosed with cement plaster finish on CMU infill or poured in place concrete walls with storefront entrance and openings into offices and one laboratory.
- Roof system consists of a recently installed single ply roof system.

*Year Built*

- According to NNMC records, 1945

*Last Renovated*

- According to NNMC records, 1989, but site visit observed more recent renovation work.

**Architectural**

*Historical Significance*

- The materials used to construct Building 139 and appearance are different from the original campus buildings. It is located in the NNMC Historic district and is a non-contributing historic structure as identified in the 2002 Integrated Cultural Resource Management Plan (ICRMP).

*Structural Frame*

*General Condition B*

- Slab on grade with poured in place concrete foundation wall.
- Poured in place concrete interior and exterior columns.
- Precast concrete panel roof structure.

*Interior Partitions / Finishes*

*General Condition A*

- Interior partitions are constructed primarily of gypsum board on metal studs with CMU in some areas.

*Asbestos*

*General Condition C*

- Asbestos previously present in building and removed during previous renovation.
- 1989 report on file

*ADA* *General Condition A*

- Toilets comply with ADA requirements.

*Life Safety* *General Condition A*

- Construction Type
  - Type I (B)
- Occupancy Classification
  - Business
- Means of Egress
  - Building 139 has one main entrance on the west side of the building and two other exits on the northwest and southeast side of the building.

*Vertical Transport* *General Condition N/A*

- None

***Fire Protection***

*Site*

- Backflow Preventer – Inside Building *General Condition A*

*Building*

- Sprinklers – Fully Sprinklered *General Condition A*
- Fire Pump – Not Applicable *General Condition N/A*
- Fire Alarm *General Condition A*

***Mechanical / Plumbing***

*Site*

- Backflow Preventer – Unknown *General Condition N/A*
- Central Chilled Water – Base Central Plant *General Condition A*
- Central Steam – Base Central Plant *General Condition A*

*Building*

- Domestic Water/ Waste *General Condition A*
  - Recently renovated, no apparent plumbing problems.
  - Plumbing Fixtures – New fixtures *General Condition A*
- Roof Drains *General Condition A*
  - No apparent problems
- Medical Gas *General Condition N/A*
- Natural Gas *General Condition N/A*
- Heating Systems *General Condition A*
  - New hot water heating system.

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- Cooling Systems *General Condition A*
  - New chilled water cooling system.
- Fire Pump *General Condition N/A*
- Standpipe *General Condition N/A*

**Electrical**

*Site*

- Site Lighting *General Condition B*
- Transformer *General Condition A*

*Building*

- Normal Power *General Condition A*
  - Recently completely renovated building.
- Emergency Power *General Condition N/A*
- Lighting *General Condition A*
- Lightning Protection *General Condition N/A*
- Fire Alarm *General Condition B*
  - The facility has an Edwards fire alarm system.

*Communication*

- Voice *General Condition B*
  - The copper to the facility appears to be in good condition.
- Data *General Condition B*
  - The facility is not fed by optical fiber.
- Public Address *General Condition N/A*
- Nurse Call *General Condition N/A*
- Television *General Condition N/A*
- Security *General Condition N/A*

**Building 139 Overall Building Condition** *General Condition B*

**Exterior B (Good)** – The exterior of Building 139 is in good condition. The roof looks to be relatively new and there is no major area of deterioration noted on an exterior that looks to be well maintained.

**Interior B (Good)** – The interior of Building 139 is in good condition. The original animal research laboratory was renovated into a research laboratory. Many of the finishes in the animal cage area has remained and over time held up well.

## Building 141 – Training Center (NMETC)



### Key to General Conditions Assessment

General Condition      A – Excellent; B – Good; C – Fair; D – Poor; E – Unacceptable  
N/A – Not Applicable

### ***Building Site***

#### *Location / Proximity*

*General Condition B*

- Building 141 is located along Taylor Road in the northeast quadrant of the NNMCC campus just northeast of Building 53.

#### *Topography / Drainage*

*General Condition B*

- The topography around Building 141 is higher on the northwest side of the building than Taylor Road and slopes down to the northwest toward the road. Similar to the northwest the grades around other sides of the building are higher than the adjacent parking areas and slope away from the building in all directions until eventually the grades around the building all slope southeast in the direction of the ravine.
- Stormwater surface drainage around Building 141 runs in the same direction as the grades around the building and overall mostly in a northeast/ southwest direction.
- There are a few small trees located around the northwest and southeast side of the building.
- Landscaping around the building consists of small shrubs around the perimeter of the building except in paved areas adjacent to the building and sod between the building and the adjacent curbs and walks.

#### *Building Access*

*General Condition B*

- Similar to other buildings located along Taylor Road primary vehicular access is from the west.
- Entrance drives located on either side of Building 141 connect Taylor Road with the parking lots located adjacent to and behind Building 141.
- Pedestrian access to Building 141 is available from the southwest or northeast via sidewalks running parallel to Taylor Road.

- Stairs to an elevated front entrance prevent wheelchair bound handicap access to Building 141. Entrances through egress stair enclosures are not level and therefore no handicap accessible.
- Service access to Building 141 is available from the parking lot in the rear of the building via the entrance drive located between Building 53 and Building 141 or on the northeast side of Building 141.

#### *Parking*

#### *General Condition A*

- Surface parking is located on the northeast or southeast side of Building 141.
- The number of parking spaces is adequate.
- Handicap parking is not available and the site is not handicap accessible.

### **General Building Information**

#### *Current Building Function*

- Business.

#### *General Building Configuration and Description*

- Irregular T shaped building with a total of 44,040 total s.f., having 2,580 s.f. of inadequate condition space as defined by Government standards.
- Building 141 is two stories high with a basement having an overall height of 38'.
- Post and beam wood structure with poured in place concrete foundation and basement walls enclosed with CMU and asbestos siding punched with a number of mostly large 9 over 9 panel single glazed double hung wood windows.
- Roof system is a flat roof having a number of various height levels and covered with combination of an old granular surfaced built up roof and relatively new granular ballasted hot mopped modified bituminous roof system.

#### *Year Built*

- According to NNMC records, 1944.

#### *Last Renovated*

- Unknown.
- NNMC records indicate the building was originally constructed as a temporary building and over the years received various renovations.

### **Architectural**

#### *Historical Significance*

- Although Building 141 was constructed within three years of the main hospital the design, appearance, and materials do not match the original buildings. It is located in the NNMC Historic district and is a non-contributing historic structure as identified in the 2002 Integrated Cultural Resource Management Plan (ICRMP).

#### *Structural Frame*

#### *General Condition D*

- Overall structural system is a wood post and beam structure with CMU bearing walls.

*Interior Partitions / Finishes*

*General Condition C*

- Partitions on all floors are organized around a central corridor that bisects each wing into two sections with offices, classrooms, or support spaces located on each side of the corridor.
- Partitions consist of plaster or masonite paneling over wood framing.

*Asbestos*

*General Condition E*

- According to NNMC records, Building 141 contains asbestos.
- Asbestos report on file.
- Field review noted exterior surface of the building is encapsulated with asbestos siding.

*ADA*

*General Condition E*

- First and second toilets rooms do not comply with ADA standards.
- No elevator in Building 141.
- Not all openings in the building have doors and adjacent clearances that comply with handicap requirements.
- Building 141 is not handicap accessible.

*Life Safety*

*General Condition B*

- Construction Type
  - Type V(B)
- Occupancy Classification
  - Occupancy - Business
- Means of Egress
  - Egress from the building occurs at the basement level via below grade man doors connecting to adjacent stairs.
  - Egress from the first floor occurs via the main entrance, on grade man doors from interior stair enclosures.
  - Egress from the second floor occurs through the two story interior stair enclosures or exterior steel stairs with open risers.
  - Exterior windows are located below and within 10' of exterior exit stairs.
  - Exit doors to stair enclosures swing in the wrong direction.
  - Exiting from stair enclosures to grade has awkward single step not in compliance with code requirements.

*Vertical Transport*

*General Condition E*

- No elevator in Building 141.
- Three interior stair enclosures with wood stairs.
- Two exterior open steel stairs from the second floor of one wing extend to the grade below.

**Fire Protection**

*Site*

- Backflow Preventer – Building not sprinklered, not applicable. *General Condition N/A*

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**Building**

- Sprinklers – Not sprinklered, not applicable *General Condition N/A*
- Fire Pump – Not applicable *General Condition N/A*
- Fire Alarm *General Condition A*

**Mechanical / Plumbing**

**Site**

- Backflow Preventer – Unknown *General Condition N/A*
- Central Chilled Water *General Condition D*
  - Base central plant, numerous leaks and problems
- Central Steam *General Condition D*
  - Base central plant, numerous leaks and problems

**Building**

- Domestic Water/ Waste – Overall poor condition *General Condition D*
  - Plumbing Fixtures – Old and worn fixtures *General Condition D*
- Roof Drains *General Condition C*
  - Old and worn but functional
- Medical Gas *General Condition N/A*
- Natural Gas *General Condition N/A*
- Heating Systems *General Condition D*
  - Old and worn, numerous steam leaks.
- Cooling Systems *General Condition D*
  - Air systems old and worn, numerous problems.
- Fire Pump *General Condition N/A*
- Standpipe *General Condition B*
  - Located in stair well

**Electrical**

**Site**

- Site Lighting *General Condition B*
- Transformer *General Condition \_\_\_\_\_*

**Building**

- Normal Power *General Condition B/C*
  - Main is in good condition but other panels are in fair to poor condition
- Emergency Power *General Condition N/A*
- Lighting *General Condition B*
- Lightning Protection *General Condition N/A*
- Fire Alarm *General Condition C*
  - The facility has an old Firelite Sensiscan 1000 fire alarm system that is in need of replacement.



**Communication**

- Voice *General Condition A*
  - The facility is served by 200 pair copper.
- Data *General Condition A*
  - The facility is served by new runs of optical fiber.
- Public Address *General Condition N/A*
- Nurse Call *General Condition N/A*
- Television *General Condition N/A*
- Security *General Condition B*
  - The facility has a CCTV system at the entrance doors.

**Building 141 Overall Building Condition**

*General Condition D*

**Exterior D (Poor)** – The exterior of Building 141 is in poor condition as it contains the original asbestos siding and original double hung windows. The paint on the siding is peeling in a lot of areas around the building. Windows are old and should be replaced. The roof is generally covered with an old built up roof. Part of the roof appears visually to have been replaced with a ballasted hot mopped modified bituminous roof system but the majority is built up roof.

**Interior D (Poor)** – The interior of Building 141 is in poor condition as it visually does not appear to have been recently renovated. Some spaces remain vacant and these spaces are in disrepair as they have not been renovated. The condition of the structure is aging and may be deficient as field review noted supplemental shoring supporting the floor structure for classrooms above. Part of the basement is also not accessible as the presence of asbestos prevents occupation of some areas. Building 141 also contains hazardous spaces not properly protected with fire rated partitions and partitions with combustible finishes.



## Building 142 – Satellite Pharmacy



### Key to General Conditions Assessment

- General Condition A – Excellent; B – Good; C – Fair; D – Poor; E – Unacceptable  
N/A – Not Applicable

### **Building Site**

#### *Location / Proximity*

*General Condition C*

- Building 142 is located off Taylor Road in the parking lot northeast of Building 141 and adjacent to the entrance road to the maintenance complex located in the northeast corner of the NNMCC campus.

#### *Topography / Drainage*

*General Condition A*

- Building 142 is located on site that slopes slightly down in the direction of the ravine from north to south.
- The direction of the stormwater surface drainage matches the site slopes and is in a north/ south direction.
- The site around Building 142 is the paved parking lot therefore there is no landscaping surrounding the building.

#### *Building Access*

*General Condition D*

- Vehicular access to Building 142 is available via a drive through lane located on the north side of the building.
- Pedestrian access to Building 142 is available on the east side of the building via temporary wood ramp.
- Wheelchair bound handicap access is available via the temporary wood ramp.

#### *Parking*

*General Condition AB*

- Surface parking is located primarily on the north and west side of Building 142.

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- The number of parking spaces is adequate.
- Handicap parking is not available.

**General Building Information**

*Current Building Function*

- Business

*General Building Configuration and Description*

- Rectangular shaped building with 600 s.f.
- Overall height of 8' , 1 story
- Wood frame structure with corrugated metal panel exterior skin and horizontal sliding punched windows.
- Roof system unknown.

*Year Built*

- According to NNMC records, 1996.

*Last Renovated*

- N/A

**Architectural**

*Historical Significance*

- None

*Structural Frame*

- Wood frame structure

*General Condition B*

*Interior Partitions / Finishes*

- Wood studs and gypsum board.

*General Condition C*

*Asbestos*

- Unknown
- No report on file

*General Condition N/A*

*ADA*

- Ramp access to building and compliant restroom.

*General Condition C*

*Life Safety*

- Construction Type
  - Temporary—Type V(B)
- Occupancy Classification
  - Occupancy - Business
- Means of Egress
  - Egress from the building occurs at two sides of the building, the east via ramp and west via man door grade exit.

*General Condition A*

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<i>Vertical Transport</i>	<i>General Condition N/A</i>
<ul style="list-style-type: none"> <li>• None</li> </ul>	

***Fire Protection***

<i>Site</i>	
<ul style="list-style-type: none"> <li>• Backflow Preventer – Not Applicable</li> </ul>	<i>General Condition N/A</i>

<i>Building</i>	
<ul style="list-style-type: none"> <li>• Sprinklers – Not Applicable</li> <li>• Fire Pump – Not Applicable</li> <li>• Fire Alarm</li> </ul>	<i>General Condition N/A</i> <i>General Condition N/A</i> <i>General Condition A</i>

***Mechanical / Plumbing***

<i>Site</i>	
<ul style="list-style-type: none"> <li>• Backflow Preventer – Unknown</li> <li>• Central Chilled Water – Not Applicable</li> <li>• Central Steam – Not Applicable</li> </ul>	<i>General Condition N/A</i> <i>General Condition N/A</i> <i>General Condition N/A</i>

<i>Building</i>	
<ul style="list-style-type: none"> <li>• Domestic Water/ Waste – Unknown</li> <li style="padding-left: 20px;">○ Plumbing Fixtures – Unknown</li> <li>• Roof Drains</li> <li style="padding-left: 20px;">○ None</li> <li>• Medical Gas</li> <li>• Natural Gas</li> <li>• Heating Systems</li> <li style="padding-left: 20px;">○ Packaged unitary system</li> <li>• Cooling Systems</li> <li style="padding-left: 20px;">○ Packaged unitary system</li> <li>• Fire Pump</li> <li>• Standpipe</li> </ul>	<i>General Condition N/A</i> <i>General Condition N/A</i> <i>General Condition N/A</i>  <i>General Condition N/A</i> <i>General Condition N/A</i> <i>General Condition B</i>  <i>General Condition B</i>  <i>General Condition N/A</i> <i>General Condition N/A</i>

***Electrical***

<i>Site</i>	
<ul style="list-style-type: none"> <li>• Site Lighting</li> <li>• Transformer</li> </ul>	<i>General Condition B</i> <i>General Condition B</i>

<i>Building</i>	
<ul style="list-style-type: none"> <li>• Normal Power</li> <li>• Emergency Power</li> <li>• Lighting</li> <li>• Lightning Protection</li> </ul>	<i>General Condition B</i> <i>General Condition N/A</i> <i>General Condition B</i> <i>General Condition N/A</i>

- Fire Alarm *General Condition B*
  - The fire alarm serving the facility appears to be in good condition.

**Communication**

- Voice *General Condition B*
  - The copper to the facility appears to be in good condition.
- Data *General Condition B*
  - The optical fiber to the facility appears to be in good condition.
- Public Address *General Condition N/A*
- Nurse Call *General Condition N/A*
- Television *General Condition N/A*
- Security *General Condition N/A*

**Building 142 Overall Building Condition** *General Condition C*

**Exterior C (Fair)** – The exterior of Building 142 is in relatively fair condition as the building is only 10 years old. No major sign of deterioration of the metal siding or windows was noted.

**Interior C (Fair)** – Building 142 which is a pre-manufactured mobile trailer currently set up to function as a pharmacy is flexible and could easily be revised or relocated to serve other designated functions but not easily be expanded.

## Building 143 – Shops



### Key to General Conditions Assessment

- General Condition A – Excellent; B – Good; C – Fair; D – Poor; E – Unacceptable  
N/A – Not Applicable

### Building Site

#### Location / Proximity

*General Condition B*

- Building 143 is located in the center of the NNMC campus south of East Rixey Road between the Shops (Building 15) and the Cooling Towers (Building 252).

#### Topography / Drainage

*General Condition B*

- The site where Building 143 is located is highest near the north side of the building and slopes down hill to the south toward the ravine. There is a low spot on the east side of the building at about ½ the length of the building where the roof drainage and surface drainage pond until it fills up enough to run toward the ravine.
- The direction of the stormwater surface drainage matches the site slopes and is mostly in a north/ south direction.
- The site around Building 143 is completely paved with the exception of very narrow areas on the north and south side of the building.

#### Building Access

*General Condition N/A*

- Vehicular access to Building 143 is from the north via East Rixey Road.
- Pedestrian access to Building 143 is available on all sides of the building but primarily occurs on the west side where there are man doors installed in the overhead doors.
- Wheelchair bound handicap access is available on the ground level.

*Parking*

*General Condition N/A*

- Surface parking is located primarily on the east side of Building 143.
- The number of parking spaces is not adequate but is supplemented by a staff parking garage located approximately 2 blocks northwest of Building 143.
- Handicap parking is not available.

**General Building Information**

*Current Building Function*

- Industrial / Storage

*General Building Configuration and Description*

- Rectangular shaped building with 1,848 s.f.
- Overall height of 18' , 1 story
- Mixture of post and beam structural systems including wood and steel framing enclosed with CMU and clay tile with cement plaster finish
- Roof was not accessible therefore roof system is unknown.

*Year Built*

- According to NNMC records, 1944

*Last Renovated*

- N/A
- Although NNMC records do not indicate additional work since constructed, the change from steel framing system to wood framing system, intermediate parapet bisecting roof and cracks in exterior walls indicate the original structure received an addition to the original Building 143

**Architectural**

*Historical Significance*

- None

*Structural Frame*

*General Condition C*

- North 60% portion consist of exterior clay tile walls with wood post and beam roof framing with a wood framed mezzanine level.
- South 40% portion consist of CMU bearing wall with steel framing, steel joist and metal deck. South portion has also has a mezzanine level.

*Interior Partitions / Finishes*

*General Condition D*

- Building 143 has an open interior with a bisecting wall between the two different types of construction. The area constructed of CMU and steel has a wood framed mezzanine accessed via a wood framed stair.

*Asbestos*

*General Condition B*

- Asbestos free building.
- 1990 s report on file.



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<b>ADA</b>	<i>General Condition N/A</i>
<ul style="list-style-type: none"> <li>• No toilets within Building 143.</li> </ul>	

<b>Life Safety</b>	<i>General Condition C</i>
<ul style="list-style-type: none"> <li>• Construction Type               <ul style="list-style-type: none"> <li>○ Mixed, Type III(B), Type V(B)</li> </ul> </li> <li>• Occupancy Classification               <ul style="list-style-type: none"> <li>○ Occupancy - Storage</li> </ul> </li> <li>• Means of Egress               <ul style="list-style-type: none"> <li>○ Egress from the building occurs via man doors in two overhead doors located on the west side of the building and a man door located on the north, south, and east side of the building.</li> </ul> </li> </ul>	

<b>Vertical Transport</b>	<i>General Condition N/A</i>
<ul style="list-style-type: none"> <li>• No Elevator</li> <li>• Interior wood stair from ground floor to mezzanine level located in area constructed with CMU and steel bar joist does not meet egress code requirements.</li> </ul>	

**Fire Protection**

<b>Site</b>	<i>General Condition N/A</i>
<ul style="list-style-type: none"> <li>• Backflow Preventer – Not Applicable</li> </ul>	

<b>Building</b>	<i>General Condition N/A</i>
<ul style="list-style-type: none"> <li>• Sprinklers – Not Applicable</li> <li>• Fire Pump – Not Applicable</li> <li>• Fire Alarm</li> </ul>	

**Mechanical / Plumbing**

<b>Site</b>	<i>General Condition N/A</i>
<ul style="list-style-type: none"> <li>• Backflow Preventer – Not Applicable</li> <li>• Central Chilled Water – Not Applicable</li> <li>• Central Steam – Not Applicable</li> </ul>	

<b>Building</b>	<i>General Condition N/A</i>
<ul style="list-style-type: none"> <li>• Domestic Water/Waste – Not Applicable               <ul style="list-style-type: none"> <li>○ Plumbing Fixtures – Not Applicable</li> </ul> </li> <li>• Roof Drains</li> <li>• Medical Gas</li> <li>• Natural Gas</li> <li>• Heating Systems</li> <li>• Cooling Systems</li> <li>• Fire Pump</li> <li>• Standpipe</li> </ul>	

### ***Electrical***

#### ***Site***

- Site Lighting *General Condition B*
  - Transformer *General Condition N/A*
- Fed from another building.

#### ***Building***

- Normal Power *General Condition C*
- Emergency Power *General Condition N/A*
- Lighting *General Condition A*
  - New lighting.
- Lightning Protection *General Condition N/A*
- Fire Alarm *General Condition N/A*

### ***Communication***

- Voice *General Condition N/A*
- Data *General Condition N/A*
- Public Address *General Condition N/A*
- Nurse Call *General Condition N/A*
- Television *General Condition N/A*
- Security *General Condition N/A*

### ***Building 143 Overall Building Condition*** *General Condition D*

**Exterior D (Poor)** – The exterior of Building 143 is in poor condition with no major areas of deterioration in the cement plaster finish, only a few stains from the roof system above. There are two large swinging wooden doors on the west side of the building have deteriorated and should be replaced.

**Interior D (Poor)** – The interior of Building 143 is in poor condition as the original part of the building is old and reaching its life expectancy. This portion is filled with stored materials so much so that it is difficult to access some of the materials. The newer section of the building is overall in good condition except for a few egress life safety code violations including the lighting and stairs.

## Building 147 - Building 239 – General Warehouses



### Key to General Conditions Assessment

- General Condition A – Excellent; B – Good; C – Fair; D – Poor; E – Unacceptable  
N/A – Not Applicable

### **Building Site**

#### *Location / Proximity*

*General Condition A*

- Buildings 147, 148, 149, 152, 153, 154, 203, 225 and 239 are a group of general warehouses located in the northeast corner of the NNMC campus. They are somewhat isolated away from the remainder of the campus by a partially wooded area that forms a natural buffer between the maintenance buildings and the remainder of the campus.

#### *Topography / Drainage*

*General Condition C*

- Building 147- Building 239 are located on a sloping site highest adjacent to Building 149 and Building 152. The site then slopes down from the southwest to the northeast where grades are lowest at Building 154.
- The direction of the stormwater surface drainage matches the site elevations and slopes down in a southwest/ northeast direction.
- Landscaping consists of some existing mature trees and natural vegetation remaining from the original forest before these buildings began to be constructed.

*Building Access*

*General Condition D*

- Vehicular access to Building 147-239 is available from the southwest via Grounds Road or southeast via Perimeter Road along the edge of the NNMC campus property.
- Pedestrian access to Buildings 147- 239 is available on all sides of the buildings except the northwest side of Building 153 along the edge of the NNMC property, the northeast side of Building 153 along the edge of the NNMC property, the northwest and southeast sides of Buildings 153, blocked by the Building 153 and Building 147, the southeast side of Building 153 blocked by Building 147, and the northwest side of Building 147 blocked by the southeast side of Building 239.
- Wheelchair bound handicap access is available to Buildings 147-239.

*Parking*

*General Condition D*

- Surface parking is available for Buildings 147-239 directly adjacent but does not visually appear to be adequate.
- Handicap parking is not available to Buildings 147-239.

**General Building Information**

*Current Building Function*

- Warehouses

*General Building Configuration and Description*

- Rectangular shaped buildings enclosed with raised rib metal panel roofing, some having sprayed on urethane, and ribbed metal panel walls penetrated with either steel framed or aluminum framed and glass windows. Buildings are all of different sized areas including:
  - Building 147- material warehouse having 4,000 s.f. with 4,000 s.f. of adequate condition space as defined by Government standards
  - Building 148- building material warehouse having 4,040 s.f. with 4,040 s.f. of adequate condition space as defined by Government standards
  - Building 149- grounds force warehouse having 4,040 s.f. with 3,663 s.f. of adequate condition space as defined by Government standards
  - Building 152- disposal building having 4,633 s.f. with 4,633 s.f. of substandard condition space as defined by Government standards
  - Building 153- material warehouse having 4,000 s.f. with 4,000 s.f. of adequate condition space as defined by Government standards
  - Building 154- warehouse having 4,000 s.f.
  - Building 203- AFRRRI warehouse with 4,000 s.f. of adequate condition space as defined by Government standards
  - Building 225- paving/ grounds equipment warehouse having 4,040 s.f. with 4,040 s.f. of adequate condition space as defined by Government standards
  - Building 239- PW warehouse having 4,000 s.f. with 4,000 s.f. of adequate condition space as defined by Government standards
- Buildings 147- 239 are all one story buildings and range in overall height from approximately the following:
  - Building 147- 17'
  - Building 148- 17'

- Building 149- 17'
- Building 152- 17'
- Building 153- 17'
- Building 154- 17'
- Building 203- 25'
- Building 225- 30'
- Building 239- 18'
- Steel framed structure with concrete slab on grade.

*Year Built*

- Building 147- 1949
- Building 148-1949
- Building 149- 1949
- Building 152- 1951
- Building 153- 1951
- Building 154- Unknown
- Building 203- 1964
- Building 225- 1968
- Building 239- 1973

*Last Renovated*

- Buildings 147- 239- Unknown

*Architectural*

*Historical Significance*

- None. Not located in NNMC Historic District.

*Structural Frame*

*General Condition C*

- Steel framed post and beam structure with steel bar joist roof framing.

*Interior Partitions / Finishes*

*General Condition N/A*

- N/A, Interiors not reviewed

*Asbestos*

*General Condition N/A*

- Unknown
- No report on file.

*ADA*

*General Condition N/A*

- Unknown, interiors not reviewed.

*Life Safety*

*General Condition N/A*

- Construction Type
  - Type II(B)
- Occupancy Classification

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- Occupancy - Storage
- Means of Egress
  - Egress from the building occurs through man doors, large sliding doors or overhead roll up doors.

*Vertical Transport*

*General Condition N/A*

- None

**Fire Protection**

*Site*

- Backflow Preventer *General Condition A*
  - Unknown

*Building*

- Sprinklers *General Condition D*
  - Facilities are sprinklered but are currently disabled.
- Fire Pump *General Condition N/A*
- Fire Alarm *General Condition A*

**Mechanical / Plumbing**

*Site*

- Backflow Preventer *General Condition N/A*
- Central Chilled Water *General Condition N/A*
  - Not connected to the base central plant.
- Central Steam *General Condition D*
  - Connected to the base central plant.

*Building*

- Domestic Water/Waste *General Condition N/A*
  - Domestic water does not appear to serve the buildings
- Plumbing Fixtures *General Condition N/A*
- Roof Drains *General Condition N/A*
- Medical Gas *General Condition N/A*
- Natural Gas *General Condition N/A*
- Heating Systems *General Condition C*
  - Steam Unit heaters
- Cooling Systems *General Condition N/A*
- Fire Pump *General Condition N/A*
- Standpipe *General Condition N/A*

**Electrical**

*Site*

- 
- |                 |                            |
|-----------------|----------------------------|
| • Site Lighting | <i>General Condition D</i> |
| • Transformer   | <i>General Condition B</i> |

*Building*

- |   |                              |
|---|------------------------------|
| • Normal Power  | <i>General Condition D</i>   |
| ○ Power is in very poor condition in these buildings. |                              |
| • Emergency Power                                     | <i>General Condition N/A</i> |
| • Lighting  | <i>General Condition D</i>   |
| • Lightning Protection                                | <i>General Condition N/A</i> |
| • Fire Alarm  | <i>General Condition N/A</i> |

**Communication**

- |                  |                              |
|------------------|------------------------------|
| • Voice          | <i>General Condition N/A</i> |
| • Data           | <i>General Condition N/A</i> |
| • Public Address | <i>General Condition N/A</i> |
| • Nurse Call     | <i>General Condition N/A</i> |
| • Television     | <i>General Condition N/A</i> |
| • Security       | <i>General Condition N/A</i> |

**Buildings 147-239 Overall Building Condition** *General Condition D*

**Exterior D (Poor)** – The exterior of Buildings 147-239 are in a variety of conditions. Buildings built circa 1949-1951 are in poor condition and reaching life expectancy of the building. Almost all of the buildings have deteriorating sliding doors, paint on the metal wall panels is peeling, and urethane foam roofs are showing signs of deterioration from age therefore needing to be repaired.

Other buildings built between 1960 and 1975 are in fair condition and have some deterioration on the metal wall and roof panels. Some of the sliding doors do not visually appear to be working as they have been supplemented with overhead roll up doors. The roofs have a urethane foam coating either for insulation or was installed to repair water leaks in metal roof panels. All urethane spray coated roofs are reaching life expectancy and should be repaired/ replaced.

**Interior D (Poor)** – The interior of Buildings 147-154 are in poor condition and are reaching life expectancy of the building.

Remainder of Buildings 203, 225, and 239 are in fair condition as they are not as old as the original warehouses.





## Building 150 – Abandoned



### **Key to General Conditions Assessment**

- General Condition A – Excellent; B – Good; C – Fair; D – Poor; E – Unacceptable  
N/A – Not Applicable

### **Building Site**

#### *Location / Proximity*

*General Condition B*

- Building 150 is located within a group of abandoned medical research facilities located in the northeast quadrant of the NNMC campus. The building is within a cluster of animal research buildings that include Building 21, Building 176, Building 146, Building 150, Building 174 and Building 219.

#### *Topography / Drainage*

*General Condition C*

- Building 150 is located on a steep site that drops off rapidly and slopes toward the northeast in the direction of the ravine.
- The direction of the stormwater surface drainage follows the grades and is generally southwest to northeast.
- Building 150 is on a heavily wooded site. Landscaping consists of only natural vegetation surrounding the building.

#### *Building Access*

*General Condition E*

- There is no vehicular access to Building 150.

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- Pedestrian access to Building 150 is available from the service drive located on the northwest side of Building 21 or an interior corridor at the northeast side of Building 21.
- No wheelchair bound handicap access is available to Building 150.

*Parking*

*General Condition N/A*

- Parking is not available or adjacent to Building 150 and is not required since the building is not an occupied structure.
- Handicap parking is not available and is not required since the building is not an occupied structure.

**General Building Information**

*Current Building Function*

- Storage

*General Building Configuration and Description*

- Building 176 is a two story irregular rectangular shaped building approximately 800 s.f.
- The building is a poured in place concrete structure with reinforced poured in place concrete walls and roof structure.

*Year Built*

- Unknown

*Last Renovated*

- N/A

**Architectural**

*Historical Significance*

- None

*Structural Frame*

*General Condition B*

- Overall structural system consists of reinforced poured in place concrete foundation, walls, and roof structure.

*Interior Partitions / Finishes*

*General Condition N/A*

- No partitions are located in the interior of Building 150.

*Asbestos*

*General Condition N/A*

- Unknown, no report on file

*ADA*

*General Condition N/A*

- N/A, no toilets in the building

*Life Safety*

*General Condition N/A*

- Construction Type

- Type II(B)
- Occupancy Classification
  - Storage
- Means of Egress
  - Means of egress to Building 150 is across a wood framed platform via concrete stairs.

*Vertical Transport*

*General Condition N/A*

- One service elevator.

***Fire Protection***

*Site*

- Backflow Preventer – Not Applicable

*General Condition N/A*

*Building*

- Sprinklers – Not Applicable
- Fire Pump – Not Applicable
- Fire Alarm

*General Condition N/A*

*General Condition N/A*

*General Condition A*

***Mechanical / Plumbing***

*Site*

- Backflow Preventer – Not Applicable
- Central Chilled Water – Not Applicable
- Central Steam – Not Applicable

*General Condition N/A*

*General Condition N/A*

*General Condition N/A*

*Building*

- Domestic Water/ Waste – Not Applicable
  - Plumbing Fixtures – Not Applicable
- Roof Drains
- Medical Gas
- Natural Gas
- Heating Systems
- Cooling Systems
- Fire Pump
- Standpipe

*General Condition N/A*

*General Condition N/A*

*General Condition N/A*

*General Condition N/A*

*General Condition N/A*

*General Condition N/A*

*General Condition N/A*

*General Condition N/A*

*General Condition N/A*

***Electrical***

*Site*

- Site Lighting
- Transformer

*General Condition N/A*

*General Condition N/A*

*Building*

- Normal Power

*General Condition D*

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- Abandon building.
- Emergency Power *General Condition N/A*
- Lighting *General Condition D*
- Lightning Protection *General Condition N/A*
- Fire Alarm *General Condition D*
- The facility is abandoned.

**Communication**

- Voice *General Condition D*
  - The facility is abandoned.
- Data *General Condition D*
  - The facility is abandoned.
- Public Address *General Condition N/A*
- Nurse Call *General Condition N/A*
- Television *General Condition N/A*
- Security *General Condition N/A*

**Building 150 Overall Building Condition** *General Condition E*

**Exterior E (Unacceptable)** – The exterior of Building 150 is in unacceptable condition. From the condition it does not visually appear this building has been utilized for many years. It originally was constructed to support the adjacent research facility and may have been abandoned when the adjacent research facility was vacated. The elevator hoistway used to probably transport animals to the upper floor of the adjacent research laboratory is in major disrepair.

**Interior E (Unacceptable)** – The interior of Building 150 is in a similar unacceptable condition as the exterior because it is open to the environment since the doors to the building have long ago deteriorated and rotted away. Paint is peeling from the walls and there is a large amount of organic debris found inside the building. Similar to the elevator hoistway the remainder of the Building 150 has become obsolete since the research facility was abandoned and therefore should be demolished.

## Building 155 – Vehicle Maintenance



### Key to General Conditions Assessment

- General Condition    A – Excellent; B – Good; C – Fair; D – Poor; E – Unacceptable  
                                  N/A – Not Applicable

### **Building Site**

#### *Location / Proximity*

*General Condition B*

- Building 155 is located near the center of the NNMC campus directly north of the Utility Plant (Building 16). It is bounded on the north and east by the complex of buildings previously known as Naval Medical Research Institute which includes Building 17, Building 18, Building 21, Building 29, Building 139, Building 146, Building 150, Building 176, and Building 219.

#### *Topography / Drainage*

*General Condition C*

- Building 155 is located on fairly flat site at the bottom of a fairly steep slope that slopes down from the north towards the building.
- The direction of the stormwater surface drainage matches the site slopes and is mostly in a north/ south direction.
- The site has few mature trees located on the adjacent slope on the north side of the building.
- With the exception of some sod located on a small strip on the east side of the building and the slope to the north of the building, the remainder of the building is surrounded by paved surface parking to the edge of the building.

#### *Building Access*

*General Condition D*

- Vehicular access to Building 155 is available only from the south via secondary arterial roads located on either side of Building 16.
- Pedestrian access to Building 155 is available on all sides of the building but is easiest from the adjacent parking lots located on the south and east side of the building. Access from the north is possible but difficult down a fairly steep slope that does not contain stairs or a walk.

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- Service access to the building is via the secondary arterial roads located either side of Building 16.

*Parking*

*General Condition N/A*

- Surface parking is located directly adjacent to Building 155 on the south side of the building.
- The number of parking spaces is adequate as the public does not have access to the building.
- Handicap parking is not available and the site is not handicap accessible.

**General Building Information**

*Current Building Function*

- Industrial

*General Building Configuration and Description*

- Rectangular shaped building with 4,633 s.f., includes pre-manufactured metal building attached to the east end of Building 155.
- Overall height of 20' having 1 story.
- Unprotected steel structure enclosed with brick veneer and ribbed metal panels penetrated with aluminum frame and fixed glass windows as well as two steel framed windows above egress doors.
- Roof system is a raised seam metal panel system.

*Year Built*

- According to NNMC records, 1952.

*Last Renovated*

- N/A

**Architectural**

*Historical Significance*

- It is located in the NNMC Historic District but is not identified as contributing structure.

*Structural Frame*

*General Condition B*

- Overall structural system is perimeter concrete foundation wall with steel post and beam structure with masonry end walls.

*Interior Partitions / Finishes*

*General Condition C*

- Large open area and according to NNMC documents includes a wood framed mezzanine level.

*Asbestos*

*General Condition D*

- Asbestos present in building
- 1989 report on file

<i>ADA</i>	<i>General Condition N/A</i>
<ul style="list-style-type: none"> <li>• Unknown.</li> </ul>	
<i>Life Safety</i>	<i>General Condition A</i>
<ul style="list-style-type: none"> <li>• Construction Type <ul style="list-style-type: none"> <li>◦ Type II (B)</li> </ul> </li> <li>• Occupancy Classification <ul style="list-style-type: none"> <li>◦ Occupancy - Industrial</li> </ul> </li> <li>• Means of Egress <ul style="list-style-type: none"> <li>◦ Egress from the building occurs at two on grade man doors located on the south side of the building.</li> </ul> </li> </ul>	
<i>Vertical Transport</i>	<i>General Condition N/A</i>
<ul style="list-style-type: none"> <li>• According to NNMC documents, wood stair between first floor and mezzanine level.</li> </ul>	
<b><i>Fire Protection</i></b>	
<i>Site</i>	
<ul style="list-style-type: none"> <li>• Backflow Preventer</li> </ul>	<i>General Condition A</i>
<i>Building</i>	
<ul style="list-style-type: none"> <li>• Sprinklers – Fully Sprinklered but in need of upgrade.</li> <li>• Fire Pump – Not Applicable</li> <li>• Fire Alarm</li> </ul>	<i>General Condition C</i> <i>General Condition N/A</i> <i>General Condition A</i>
<b><i>Mechanical / Plumbing</i></b>	
<i>Site</i>	
<ul style="list-style-type: none"> <li>• Backflow Preventer – Undetermined</li> <li>• Central Chilled Water – Not Applicable</li> <li>• Central Steam – Base Central Plant</li> </ul>	<i>General Condition N/A</i> <i>General Condition N/A</i> <i>General Condition C</i>
<i>Building</i>	
<ul style="list-style-type: none"> <li>• Domestic Water/ Waste – Unknown <ul style="list-style-type: none"> <li>◦ Plumbing Fixtures – Unknown</li> </ul> </li> <li>• Roof Drains</li> <li>• Medical Gas</li> <li>• Natural Gas</li> <li>• Heating Systems <ul style="list-style-type: none"> <li>◦ Connected to base steam system</li> </ul> </li> <li>• Cooling Systems</li> <li>• Fire Pump</li> <li>• Standpipe</li> </ul>	<i>General Condition N/A</i> <i>General Condition N/A</i> <i>General Condition N/A</i> <i>General Condition N/A</i> <i>General Condition N/A</i> <i>General Condition C</i> <i>General Condition N/A</i> <i>General Condition N/A</i> <i>General Condition N/A</i>

### ***Electrical***

#### ***Site***

- Site Lighting *General Condition C*
- Transformer *General Condition B*

#### ***Building***

- Normal Power *General Condition C*
- Emergency Power *General Condition C*
- Lighting *General Condition C*
- Lightning Protection
- Fire Alarm *General Condition N/A*

### ***Communication***

- Voice *General Condition B*
  - The facility has an aerial copper feed that appears to be in good condition.
- Data *General Condition B*
  - The facility has an aerial optical fiber feed that appears to be in good condition.
- Public Address *General Condition N/A*
- Nurse Call *General Condition N/A*
- Television *General Condition N/A*
- Security *General Condition N/A*

#### ***Building 155 Overall Building Condition*** *General Condition D*

**Exterior D (Poor)** – The exterior of Building 155 is in poor condition. Brick end walls are in fairly good condition except for stains from the deteriorating coping. The metal wall and roof panels visually appear old and have some peeling paint therefore are considered to only be in fair condition.

**Interior D (Poor)** – Not reviewed. Building was secured.



## Building 176 – Abandoned



### **Key to General Conditions Assessment**

- General Condition A – Excellent; B – Good; C – Fair; D – Poor; E – Unacceptable  
N/A – Not Applicable

### **Building Site**

#### *Location / Proximity*

*General Condition B*

- Building 176 is located in the northeast quadrant of the NNMC campus within a group of abandoned medical research facilities that include Building 17, Building 18, Building 21, Building 146, Building 150, and Building 219. It is located northeast of Building 21 and northwest of Building 150.

#### *Topography / Drainage*

*General Condition C*

- Building 176 is partially submerged below grade located on a steep site that slopes from southwest to northeast toward the ravine. It extends only a few feet above grade and is barely visible from the surrounding area except the northeast.
- The direction of the stormwater surface drainage follows the grades and is generally southwest to northeast.
- The only landscaping on the Building 176 site is the natural vegetation surrounding the building.

#### *Building Access*

*General Condition N/A*

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- Vehicular access to Building 176 is only from the west via the parking lot located on the south and west side of Building 139.
- Pedestrian access to Building 176 is available from the north via the stairs located on the northeast side of Building 18, the vehicular service drive located on north side of Building 21, or the northeast side of Building 21 via a man door exit connecting to an interior access corridor.
- Wheelchair bound handicap access is not available to Building 176.

*Parking*

*General Condition N/A*

- There is no parking available or adjacent to Building 176 and it is not required as this building is not accessible to the public.
- Handicap parking is not available adjacent to Building 176 and is also not required because the building is not accessible to the public.

**General Building Information**

*Current Building Function*

- Storage

*General Building Configuration and Description*

- Building 176 is a one story square shaped building approximately 500 s.f.
- The building is a poured in place concrete structure with reinforced poured in place concrete walls and roof structure.

*Year Built*

- Unknown

*Last Renovated*

- N/A

**Architectural**

*Historical Significance*

- None

*Structural Frame*

*General Condition B*

- Overall structural system reinforced poured in place concrete foundation, walls and roof structure.

*Interior Partitions / Finishes*

*General Condition N/A*

- Interior of the building is open. There are no partitions in the interior of Building 176.

*Asbestos*

*General Condition N/A*

- Unknown, no report on file

*ADA*

*General Condition N/A*

- N/A, no toilets in the building

<i>Life Safety</i>	<i>General Condition N/A</i>
<ul style="list-style-type: none"> <li>• Construction Type <ul style="list-style-type: none"> <li>○ Type II(B)</li> </ul> </li> <li>• Occupancy Classification <ul style="list-style-type: none"> <li>○ Storage</li> </ul> </li> <li>• Means of Egress <ul style="list-style-type: none"> <li>○ Means of egress occurs from the southeast via a single door.</li> </ul> </li> </ul>	
<i>Vertical Transport</i>	<i>General Condition N/A</i>
<ul style="list-style-type: none"> <li>○ None</li> </ul>	
<b><i>Fire Protection</i></b>	
<i>Site</i>	
<ul style="list-style-type: none"> <li>• Backflow Preventer</li> </ul>	
<i>Building</i>	
<ul style="list-style-type: none"> <li>• Sprinklers – Not Applicable</li> </ul>	<i>General Condition N/A</i>
<ul style="list-style-type: none"> <li>• Fire Pump – Not Applicable</li> </ul>	<i>General Condition N/A</i>
<ul style="list-style-type: none"> <li>• Fire Alarm</li> </ul>	<i>General Condition A</i>
<b><i>Mechanical / Plumbing</i></b>	
<i>Site</i>	
<ul style="list-style-type: none"> <li>• Backflow Preventer – Not Applicable</li> </ul>	<i>General Condition N/A</i>
<ul style="list-style-type: none"> <li>• Central Chilled Water – Not Applicable</li> </ul>	<i>General Condition N/A</i>
<ul style="list-style-type: none"> <li>• Central Steam – Not Applicable</li> </ul>	<i>General Condition N/A</i>
<i>Building</i>	
<ul style="list-style-type: none"> <li>• Domestic Water/Waste <ul style="list-style-type: none"> <li>○ Plumbing Fixtures – Not Applicable</li> </ul> </li> </ul>	<i>General Condition N/A</i>
<ul style="list-style-type: none"> <li>• Roof Drains</li> </ul>	<i>General Condition N/A</i>
<ul style="list-style-type: none"> <li>• Medical Gas</li> </ul>	<i>General Condition N/A</i>
<ul style="list-style-type: none"> <li>• Natural Gas</li> </ul>	<i>General Condition N/A</i>
<ul style="list-style-type: none"> <li>• Heating Systems</li> </ul>	<i>General Condition N/A</i>
<ul style="list-style-type: none"> <li>• Cooling Systems</li> </ul>	<i>General Condition N/A</i>
<ul style="list-style-type: none"> <li>• Fire Pump</li> </ul>	<i>General Condition N/A</i>
<ul style="list-style-type: none"> <li>• Standpipe</li> </ul>	<i>General Condition N/A</i>
<b><i>Electrical</i></b>	
<i>Site</i>	
<ul style="list-style-type: none"> <li>• Site Lighting</li> </ul>	<i>General Condition N/A</i>
<ul style="list-style-type: none"> <li>• Transformer</li> </ul>	<i>General Condition N/A</i>
<i>Building</i>	

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- Normal Power *General Condition D*
  - Abandon Building
- Emergency Power *General Condition N/A*
- Lighting *General Condition D*
- Lightning Protection *General Condition N/A*
- Fire Alarm *General Condition D*
  - The facility is abandoned.

**Communication**

- Voice *General Condition D*
  - The facility is abandoned.
- Data *General Condition D*
  - The facility is abandoned.
- Public Address *General Condition N/A*
- Nurse Call *General Condition N/A*
- Television *General Condition N/A*
- Security *General Condition N/A*

**Building 176 Overall Building Condition** *General Condition E*

**Exterior E (Unacceptable)** – The exterior of Building 176 is in poor condition. Paint is peeling from walls that visually appear old.

**Interior E (Unacceptable)** – The interior of Building 176 is in poor condition and similar to the exterior has areas of peeling paint. The only door into the building is missing leaving the building exposed and open to the elements therefore debris has built up inside of the building.

## Building 241 – Blood Bank (NNMC)



### Key to General Conditions Assessment

- General Condition A – Excellent; B – Good; C – Fair; D – Poor; E – Unacceptable  
N/A – Not Applicable

### **Building Site**

#### *Location / Proximity*

*General Condition A*

- Building 241 is located in the northeast corner of the NNMC campus within a group of maintenance buildings. It is surrounded by Building 256 (Hazardous Material Storage) to the north, Building 242 (General Warehouse) to the south, and Building 203 (General Warehouse) as well as Building 225 (General Warehouse) to the southwest.

#### *Topography / Drainage*

*General Condition B*

- Building 241 is located on site that has very little slope. Grades slope down away from the building into the center of the parking lot or in the direction of the ravine.
- The direction of the stormwater surface drainage matches the site slopes down in a southwest/ northeast direction or south east direction toward the ravine.
- Most of the site around Building 241 is paved parking lot therefore there is no landscaping surrounding the building except the natural wooded area located on the southeast side of the building.

#### *Building Access*

*General Condition C*

- Vehicular access to Building 241 is available from the southwest via Grounds Road or the southeast along the edge of the NNMC campus property via Perimeter Road.
- Pedestrian access to Building 241 is available on the northwest side of the building via the adjacent parking lot.
- Wheelchair bound handicap access to Building 241 via the main entrance to the building.

#### *Parking*

*General Condition D*

- Surface parking is located the northwest and southwest side of Building 241.

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- The number of parking spaces is not adequate for the size of the building.
- Handicap parking is not available.

**General Building Information**

*Current Building Function*

- Business

*General Building Configuration and Description*

- Rectangular shaped building with total of 9,500 s.f.
- Building 241 is a 1 story building with an overall height of 13'.
- Steel structure with ribbed metal panel exterior skin penetrated with aluminum framed and glass horizontal sliding windows.
- Roof system consists of ribbed metal panels on a minimal sloped structural steel frame.

*Year Built*

- According to NNMC records, 1975

*Last Renovated*

- 2003
- Building 241 previously housed the ROICC office currently located in the basement of Building 14.

**Architectural**

*Historical Significance*

- None. It is not located in NNMC Historic District.

*Structural Frame*

*General Condition A*

- Steel framed structure

*Interior Partitions / Finishes*

*General Condition A*

- Unknown

*Asbestos*

*General Condition A*

- Unknown
- No report on file

*ADA*

*General Condition C*

- Unknown

*Life Safety*

*General Condition A*

- Construction Type
  - Type II (B)
- Occupancy Classification
  - Occupancy- Business

- Means of Egress
  - Egress from the building occurs at the main entrance on the northeast side of the building.

*Vertical Transport*

*General Condition N/A*

- None

**Fire Protection**

*Site*

- Backflow Preventer *General Condition A*

*Building*

- Sprinklers – Fully sprinklered with wet pipe system *General Condition A*
- Fire Pump – Not Applicable *General Condition N/A*
- Fire Alarm *General Condition A*

**Mechanical / Plumbing**

*Site*

- Backflow Preventer *General Condition A*
- Central Chilled Water – Not Applicable *General Condition N/A*
- Central Steam *General Condition A*

*Building*

- Domestic Water/ Waste *General Condition A*
  - Plumbing Fixtures *General Condition A*
- Roof Drains *General Condition N/A*
- Medical Gas *General Condition N/A*
- Natural Gas *General Condition N/A*
  - Unknown
- Heating Systems *General Condition A*
  - Air systems – Recently renovated
- Cooling Systems *General Condition A*
  - DX – Recently renovated
- Fire Pump *General Condition N/A*
- Standpipe *General Condition N/A*

**Electrical**

*Site*

- Site Lighting *General Condition B*
- Transformer *General Condition B*

*Building*

- Normal Power *General Condition B*

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- Emergency Power *General Condition N/A*
- Lighting *General Condition B*
- Lightning Protection *General Condition N/A*
- Fire Alarm *General Condition A*
  - The facility has a new fire alarm system.

**Communication**

- Voice *General Condition B*
  - The copper serving the facility is in good condition.
- Data *General Condition B*
  - The facility receives data via a laser transmitting over air to building 141.
- Public Address *General Condition N/A*
- Nurse Call *General Condition N/A*
- Television *General Condition N/A*
- Security *General Condition N/A*

**Building 241 Overall Building Condition** *General Condition B*

**Exterior B (Good)** – The exterior of Building 241 is in good condition as it is relatively new since being renovated in 2003. The metal panels are showing no areas of deterioration.

**Interior B (Good)** – The interior of Building 241 is in good condition based on the 2003 renovation.



## Building 242 – General Warehouse



### Key to General Conditions Assessment

- General Condition A – Excellent; B – Good; C – Fair; D – Poor; E – Unacceptable  
N/A – Not Applicable, U- Unknown

### **Building Site**

#### *Location / Proximity*

*General Condition A*

- Building 242 is located in the northeast corner of the NNMC campus within a group of maintenance buildings. It is between Building 225 (General Warehouse) to the west and Building 241 (Blood Bank) to the north.

#### *Topography / Drainage*

*General Condition B*

- Building 242 is located on a site that has slopes very little. Grades slope down from northwest to southeast away from the building.
- The direction of the stormwater surface drainage matches the site slopes.
- There is no landscaping surrounding the building only the natural wooded area located on the southeast side of the building.

#### *Building Access*

*General Condition C*

- Vehicular access to Building 242 is available from the southwest via Grounds Road or the southeast along the edge of the NNMC campus property via Perimeter Road.
- Pedestrian access to Building 242 is available on the northeast side of the building via the adjacent parking lot.
- Wheelchair bound handicap access is not available.
- Service to Building 242 is on the west side of the building.

#### *Parking*

*General Condition N/A*

- Surface parking is located northwest of Building 242.
- No parking spaces are required because the building is not occupied.

- Handicap parking is not available.

### **General Building Information**

#### *Current Building Function*

- Storage

#### *General Building Configuration and Description*

- Rectangular shaped building with total of 1,640 s.f. total, having 1,640 s.f. of adequate condition space as defined by the Government standards.
- Building 242 is a 1 story building with an overall height of 18’.
- Steel structure with ribbed metal panel exterior skin.
- Roof system consists of raised seam metal panels.

#### *Year Built*

- According to NNMC records, 1975

#### *Last Renovated*

- 1976

### **Architectural**

#### *Historical Significance*

- None. It is not located in NNMC Historic District.

#### *Structural Frame*

- Unknown

*General Condition A*

#### *Interior Partitions / Finishes*

- Unknown

*General Condition U*

#### *Asbestos*

- Unknown
- No report on file

*General Condition C*

#### *ADA*

- Not applicable

*General Condition N/A*

#### *Life Safety*

- Construction Type
  - Type II(B)
- Occupancy Classification
  - Occupancy- Storage
- Means of Egress
  - Egress from the building occurs on the southwest side of the building.

*General Condition N/A*

#### *Vertical Transport*

*General Condition N/A*

- None

***Fire Protection***

*Site*

- Backflow Preventer – Unknown

*Building*

- |   |                              |
|---|------------------------------|
| • Sprinklers – Wet Pipe Fire Suppression System | <i>General Condition D</i>   |
| • Fire Pump – Not Applicable                    | <i>General Condition N/A</i> |
| • Fire Alarm                                    | <i>General Condition A</i>   |

***Mechanical / Plumbing***

*Site*

- |  |                              |
|--|------------------------------|
| • Backflow Preventer – Unknown           | <i>General Condition N/A</i> |
| • Central Chilled Water – Not Applicable | <i>General Condition N/A</i> |
| • Central Steam – Base Central Plant     | <i>General Condition D</i>   |

*Building*

- |   |                              |
|---|------------------------------|
| • Domestic Water/Waste                      | <i>General Condition D</i>   |
| ○ Plumbing Fixtures – Not Applicable        | <i>General Condition N/A</i> |
| • Roof Drains                               | <i>General Condition N/A</i> |
| ○ Not Applicable                            |                              |
| • Medical Gas                               | <i>General Condition N/A</i> |
| • Natural Gas                               | <i>General Condition N/A</i> |
| • Heating Systems                           | <i>General Condition D</i>   |
| ○ Steam Unit heaters, multiple steam leaks. |                              |
| • Cooling Systems                           | <i>General Condition N/A</i> |
| • Fire Pump                                 | <i>General Condition N/A</i> |
| • Standpipe                                 | <i>General Condition N/A</i> |

***Electrical***

*Site*

- |                 |                            |
|-----------------|----------------------------|
| • Site Lighting | <i>General Condition C</i> |
| • Transformer   | <i>General Condition B</i> |

*Building*

- |                        |                              |
|------------------------|------------------------------|
| • Normal Power         | <i>General Condition C</i>   |
| • Emergency Power      | <i>General Condition N/A</i> |
| • Lighting             | <i>General Condition C</i>   |
| • Lightning Protection | <i>General Condition N/A</i> |
| • Fire Alarm           | <i>General Condition N/A</i> |

**Communication**

- |                  |                              |
|------------------|------------------------------|
| • Voice          | <i>General Condition N/A</i> |
| • Data           | <i>General Condition N/A</i> |
| • Public Address | <i>General Condition N/A</i> |
| • Nurse Call     | <i>General Condition N/A</i> |
| • Television     | <i>General Condition N/A</i> |
| • Security       | <i>General Condition N/A</i> |

**Building 242 Overall Building Condition**

*General Condition C*

**Exterior C (Fair)** – The exterior of Building 242 visually appears to be in fair condition for its age. The metal panels are showing no areas of deterioration and appear to be well maintained.

**Interior U (Unknown)** – Not reviewed. Building was secured.

## Building 252 – Cooling Tower



### Key to General Conditions Assessment

- General Condition A – Excellent; B – Good; C – Fair; D – Poor; E – Unacceptable  
N/A – Not Applicable

### **Building Site**

#### *Location / Proximity*

*General Condition A*

- Building 252 is located directly east of the original utility plant and is bounded on the north by Building 252A, on the south by East Rixey Road, on the east by the ravine, and on the west by a secondary north south arterial road.

#### *Topography / Drainage*

*General Condition C*

- Building 252 is carved out of the sloping grade to the north of the cooling tower. The grades on the west side are high in the center and slope both directions. The grades to the south and east slope in the direction of the ravine while the grades to the north slope down toward the cooling tower.
- The direction of the stormwater surface drainage matches the site slopes and is mostly in a north/ south or east direction. As the grades on the west side reach the south end of the building the drainage changes directions to flow in the direction of the ravine.
- The area to the east of the cooling towers is heavily wooded along the ravine. Along the south and west side there is no trees and only minimal sod with a few native plants bordering the north side of the Cooling Tower.

#### *Building Access*

*General Condition C*

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- Building 252 is surrounded on the west by secondary arterial roads and on the south by East Rixey Road. Vehicular access can occur from north, west, and southeast but is primarily from the south or southeast from across the ravine.
- Pedestrian access to Building 252 is available only on the west side of the building.
- Wheelchair bound handicap access is not available to Building 252.

*Parking*

*General Condition N/A*

- No surface parking is specifically designated for the Cooling Towers and not required as this building is usually unoccupied unless building maintenance is required.

**General Building Information**

*Current Building Function*

- Industrial

*General Building Configuration and Description*

- Rectangular shaped building with 10,584 s.f.
- Overall height of 51' , 2 stories with basement.
- Steel frame structure enclosed with corrugated metal panels.

*Year Built*

- According to NNMC records, 1977

*Last Renovated*

- None

**Architectural**

*Historical Significance*

- None. It is located in NNMC Historic District but is not identified as a contributing structure.

*Structural Frame*

*General Condition C*

- Basement-Poured in place concrete walls with concrete floor system.
- First floor- Steel frame structure.

*Interior Partitions / Finishes*

*General Condition D*

- Basement consists of open area for equipment storage.

*Asbestos*

*General Condition N/A*

- Unknown, no report on file.

*ADA*

*General Condition N/A*

- N/A

*Life Safety*

*General Condition N/A*

- Construction Type
  - Type II(B)
- Occupancy Classification
  - Occupancy - Industrial
- Means of Egress
  - Egress occurs on the west side of the building via on grade exit.

*Vertical Transport*

*General Condition B*

- Steel stair from first floor to basement level.

***Fire Protection***

*Site*

- Backflow Preventer – Unknown

*General Condition A*

*Building*

- Sprinklers – Protected by a dry system. Condition unknown.
- Fire Pump – Not applicable
- Fire Alarm

*General Condition N/A*

*General Condition A*

***Mechanical / Plumbing***

*Site*

- Backflow Preventer – Not applicable
- Central Chilled Water – Not applicable
- Central Steam – Not applicable

*General Condition N/A*

*General Condition N/A*

*General Condition N/A*

*Building*

- Domestic Water/Waste – Not applicable
  - Plumbing Fixtures – Not applicable
- Roof Drains
- Medical Gas
- Natural Gas
- Heating Systems
- Cooling Systems
- Fire Pump
- Standpipe

*General Condition N/A*

*General Condition N/A*

*General Condition N/A*

*General Condition N/A*

*General Condition N/A*

*General Condition N/A*

*General Condition N/A*

*General Condition N/A*

*General Condition N/A*

***Electrical***

*Site*

- Site Lighting
- Transformer

*General Condition N/A*

*General Condition B*

*Building*

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- Normal Power *General Condition B*
- Emergency Power *General Condition N/A*
- Lighting *General Condition N/A*
- Lightning Protection *General Condition N/A*
- Fire Alarm *General Condition B*
  - The fire alarm system serving the facility appears to be in good condition.

**Communication**

- Voice *General Condition N/A*
- Data *General Condition N/A*
- Public Address *General Condition N/A*
- Nurse Call *General Condition N/A*
- Television *General Condition N/A*
- Security *General Condition N/A*

**Building 252 Overall Building Condition** *General Condition C*

**Exterior C (Fair)** – The exterior of Building 252 is in fair condition. Areas of corroding panels and loosened fasteners were noted on the exterior corrugated panels. The cooling tower is still in operation but due to its age appears to have exceeded its life expectancy.

**Interior U (Unknown)** – The interior of Building 252 includes a lot of equipment in different stages of its life expectancy. Much of the equipment looks to be the original equipment. Overall the interior seems to be in a condition of normal wear and tear commensurate with this type of structure.



## Building 252A – PW Equipment Storage



### Key to General Conditions Assessment

- General Condition A – Excellent; B – Good; C – Fair; D – Poor; E – Unacceptable  
N/A – Not Applicable U- Unknown

### **Building Site**

#### *Location / Proximity*

*General Condition B*

- Building 252A is located directly north of Building 252 and east of the utility plant.

#### *Topography / Drainage*

*General Condition C*

- The site for Building 252A is cut into a small hill located on the north end of Building 252 therefore the immediate grade around the building is relatively flat. The area directly north of Building 252A has a steep slope sloping down toward Building 252A.
- Stormwater surface drainage matches the site slopes and mostly in a north/south direction. Drainage is diverted around the north side of the building via a concrete curb.

#### *Building Access*

*General Condition C*

- Access to Building 252A is only from the southwest side of the building via the overhead roll up door on the southwest side of the building.

#### *Parking*

*General Condition N/A*

- Building 252A is unoccupied therefore no adjacent parking is required.

### **General Building Information**

#### *Current Building Function*

- Industrial Storage

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*General Building Configuration and Description*

- Rectangular shaped building with 864 s.f, having 864 s.f. of adequate condition space as defined by the Government standards.
- Overall height of 15' , 1 story
- Butler building enclosed with corrugated metal panels and raised rib roof panels.

*Year Built*

- According to NNMC records, 1992

*Last Renovated*

- N/A

**Architectural**

*Historical Significance*

- None. It is located in NNMC Historic District but is not identified as a contributing structure.

*Structural Frame*

*General Condition A*

- Pre fabricated metal building

*Interior Partitions / Finishes*

*General Condition N/A*

- Unknown

*Asbestos*

*General Condition N/A*

- N/A

*ADA*

*General Condition N/A*

- Building 252A is unoccupied therefore compliance with ADA standards is not required.

*Life Safety*

*General Condition N/A*

- Construction Type
  - Type II(B)
- Occupancy Classification
  - Occupancy - Storage
- Means of Egress
  - Means of egress occurs on the southwest side of the building via an overhead rollup door.

*Vertical Transport*

*General Condition N/A*

- None

**Fire Protection**

*Site*

- Backflow Preventer *General Condition N/A*

- Not Applicable

***Building***

- Sprinklers *General Condition N/A*
  - Not Applicable
- Fire Pump *General Condition N/A*
  - Not Applicable
- Fire Alarm *General Condition N/A*

***Mechanical / Plumbing***

***Site***

- Backflow Preventer *General Condition N/A*
- Central Chilled Water *General Condition N/A*
- Central Steam *General Condition N/A*

***Building***

- Domestic Water/Waste *General Condition N/A*
- Plumbing Fixtures *General Condition N/A*
- Roof Drains *General Condition N/A*
- Medical Gas *General Condition N/A*
- Natural Gas *General Condition N/A*
- Heating Systems *General Condition N/A*
- Cooling Systems *General Condition N/A*
- Fire Pump *General Condition N/A*
- Standpipe *General Condition N/A*

***Electrical***

***Site***

- Site Lighting *General Condition N/A*
- Transformer *General Condition B*

***Building***

- Normal Power *General Condition B*
- Emergency Power *General Condition N/A*
- Lighting *General Condition B*
- Lightning Protection *General Condition N/A*
- Fire Alarm *General Condition B*
  - The facility's fire alarm system appears to be in good condition.

***Communication***

- Voice *General Condition N/A*
- Data *General Condition N/A*

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- |                  |                              |
|------------------|------------------------------|
| • Public Address | <i>General Condition N/A</i> |
| • Nurse Call     | <i>General Condition N/A</i> |
| • Television     | <i>General Condition N/A</i> |
| • Security       | <i>General Condition N/A</i> |

***Building 252A Overall Building Condition*** *General Condition B*

**Exterior B (Good)** – The exterior of Building 252A visually appears to be in good condition for its age. The metal panels are showing no areas of deterioration and appear to be well maintained.

**Interior U (Unknown)** – Not reviewed. Building was secured.

## Building 256 – Hazardous Waste Storage



### Key to General Conditions Assessment

- General Condition A – Excellent; B – Good; C – Fair; D – Poor; E – Unacceptable  
N/A – Not Applicable, U- Unknown

### **Building Site**

#### *Location / Proximity*

*General Condition A*

- Building 256 is located in the northeast corner of the NNMC campus within a group of maintenance buildings. The building is immediately adjacent to and north of Building 241 (Blood Bank).

#### *Topography / Drainage*

*General Condition A*

- Building 256 is located on a site that has slopes very little. Grades slope down from immediately adjacent to the building in a northwest direction toward the center of the adjacent road/ parking lot.
- The direction of the stormwater surface drainage matches the site slopes.
- There is no landscaping surrounding the building, only the natural wooded area located on the northeast and southeast side of the building.

#### *Building Access*

*General Condition E*

- Vehicular access to Building 256 is available from the southwest via Grounds Road or the southeast along the edge of the NNMC campus property via Perimeter Road.
- Pedestrian access to Building 256 is available on the southwest side of the building via a man door or an overhead roll up door on the northwest side of the building.

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- Wheelchair bound handicap access is not available to Building 256 unless the roll up door is open.
- Service to Building 256 is on the southwest side of the building via the overhead roll up door.

*Parking*

*General Condition N/A*

- Surface parking is not identified in the areas adjacent to Building 256 however is available adjacent to other maintenance buildings located in the immediate area.
- No parking spaces are required because the building is unoccupied.
- Handicap parking is not available and not required because the building is unoccupied.

**General Building Information**

*Current Building Function*

- Storage

*General Building Configuration and Description*

- Rectangular shaped building with total of 1,575 s.f., having 1,575 s.f. of adequate condition space as defined by the Government standards.
- Building 256 is a 1 story building with an overall height of 13'.
- Steel structure with ribbed metal panel exterior skin penetrated with a man door and an overhead roll up door.
- Roof system consists of raised seam metal panels.

*Year Built*

- According to NNMC records, 1975

*Last Renovated*

- 1988

**Architectural**

*Historical Significance*

- None. Not located in NNMC Historic District.

*Structural Frame*

*General Condition A*

- Unknown

*Interior Partitions / Finishes*

*General Condition N/A*

- Unknown

*Asbestos*

*General Condition N/A*

- Unknown, no report on file

*ADA*

*General Condition N/A*

- Not applicable since building is unoccupied.

<i>Life Safety</i>	<i>General Condition N/A</i>
<ul style="list-style-type: none"> <li>• Construction Type <ul style="list-style-type: none"> <li>○ Type II(B)</li> </ul> </li> <li>• Occupancy Classification <ul style="list-style-type: none"> <li>○ Occupancy - Storage</li> </ul> </li> <li>• Means of Egress <ul style="list-style-type: none"> <li>○ Egress from the building occurs on the southwest side of the building via a man door.</li> </ul> </li> </ul>	
<i>Vertical Transport</i>	<i>General Condition N/A</i>
<ul style="list-style-type: none"> <li>• None</li> </ul>	
<b><i>Fire Protection</i></b>	
<i>Site</i>	
<ul style="list-style-type: none"> <li>• Backflow Preventer <ul style="list-style-type: none"> <li>○ Located in mechanical room</li> </ul> </li> </ul>	
<i>Building</i>	
<ul style="list-style-type: none"> <li>• Sprinklers <i>General Condition A</i> <ul style="list-style-type: none"> <li>○ Dry Chemical system with cylinders in mechanical room</li> </ul> </li> <li>• Fire Pump <i>General Condition N/A</i> <ul style="list-style-type: none"> <li>○ Not Applicable</li> </ul> </li> <li>• Fire Alarm <i>General Condition A</i></li> </ul>	
<b><i>Mechanical / Plumbing</i></b>	
<i>Site</i>	
<ul style="list-style-type: none"> <li>• Backflow Preventer <i>General Condition A</i> <ul style="list-style-type: none"> <li>○ In mechanical room</li> </ul> </li> <li>• Central Chilled Water <i>General Condition N/A</i> <ul style="list-style-type: none"> <li>○ Not connected to the base central system</li> </ul> </li> <li>• Central Steam <i>General Condition A</i> <ul style="list-style-type: none"> <li>○ Connected to the base central system</li> </ul> </li> </ul>	
<i>Building</i>	
<ul style="list-style-type: none"> <li>• Domestic Water/Waste <i>General Condition A</i> <ul style="list-style-type: none"> <li>○ No deficiencies noted or reported.</li> </ul> </li> <li>• Plumbing Fixtures <i>General Condition A</i> <ul style="list-style-type: none"> <li>○ Minimal fixtures, limited to a chemical sink.</li> </ul> </li> <li>• Roof Drains <i>General Condition A</i> <ul style="list-style-type: none"> <li>○ No deficiencies noted or reported.</li> </ul> </li> <li>• Medical Gas <i>General Condition N/A</i></li> <li>• Natural Gas <i>General Condition N/A</i></li> <li>• Heating Systems <i>General Condition A</i></li> </ul>	

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- Hot water finned tube radiation
- Cooling Systems *General Condition A*
  - No mechanical cooling, ventilation only
- Fire Pump *General Condition N/A*
- Standpipe *General Condition N/A*

**Electrical**

*Site*

- Site Lighting *General Condition B*
- Transformer *General Condition B*

*Building*

- Normal Power *General Condition A*
  - Recently completely renovated.
- Emergency Power *General Condition N/A*
- Lighting *General Condition A*
- Lightning Protection *General Condition N/A*
- Fire Alarm *General Condition B*
  - The facility has a Notifier fire alarm system that appears to be in good condition.

**Communication**

- Voice *General Condition B*
  - The copper serving the facility appears to be in good condition.
- Data *General Condition N/A*
- Public Address *General Condition N/A*
- Nurse Call *General Condition N/A*
- Television *General Condition N/A*
- Security *General Condition N/A*

**Building 256 Overall Building Condition** *General Condition C*

**Exterior C (Fair)** – The exterior of Building 256 visually appears to be in fair condition for its age. The metal panels are showing no areas of deterioration and appear to be well maintained.

**Interior U (Unknown)** – Not reviewed. Building was secured.